



Stratford St. Andrew, Suffolk

Guide Price £525,000

- Elevated position with valley view
- Large living room
- Oil central heating
- EPC - D
- South facing garden
- Kitchen/Breakfast room
- Double glazing
- Farmland to rear
- Study & utility room
- Studio

Great Glemham Road, Stratford St. Andrew

A spacious individual detached bungalow standing in an elevated position over looking the Alde valley and with south facing garden bordering farmland at the rear. The hamlet of Stratford St Andrew lies about 4 miles South of Saxmundham which has a good range of shops in a traditional High Street, Waitrose and Tesco supermarkets, a library, and full medical and dental services. The Saxmundham railway station is on the Greater Anglia East Suffolk line and offers regular services to Ipswich and frequent connecting trains to London Liverpool Street. Aldeburgh, on the Suffolk Heritage coast, lies 8 miles to the East and fronts the North Sea with its long shingle beach. Aldeburgh Jubilee Hall and cinema, along with the world famous Snape Maltings (4 miles away) ensure year-round cultural festivals and events of the highest national and international quality.



Council Tax Band: E



DESCRIPTION

A spacious individual detached bungalow standing in an elevated position over looking the Alde valley with south facing garden bordering farmland at the rear. The well planned accommodation takes full advantage of this excellent location with comfortable accommodation having oil fired central heating and double glazing. Steps lead up to a glazed entrance porch opening to a large hallway leading off to the three bedrooms, the main bedroom being to the rear with adjacent bathroom and the second/guest bedroom having an ensuite shower room. The third bedroom open directly to the garden sitting room. The spacious living room enjoys a picture window with a fine view across the Alde valley. The kitchen/breakfast room is fitted with a shaker style range of base and wall cupboards with patio doors opening to the garden sitting room which opens to the patio with steps to the garden. A study and utility room complete the accommodation. Approached by a shared driveway there is ample off road parking and a detached double garage, the remainder of the front garden being landscaped and planted. To the rear the wide sloping lawn garden bordering farm land, timber garden shed and studio with electric supply, raised veg beds and composting area to the rear of the garage.

ACCOMMODATION

DOUBLE GLAZED ENTRANCE PORCH

HALLWAY

Built in cloaks and airing cupboards.

LIVING ROOM

Picture window over looking the valley. Stone fireplace with electric fire.

KITCHEN/BREAKFAST ROOM

Fitted with range of Shaker style base and wall cupboards, composite work surfaces and integrated sink unit. Gas (Propane) & electric range cooker with extractor hood over. Fitted dishwasher and fridge freezer. Window to side and patio doors opening to:

GARDEN SITTING ROOM

Full width double glazed windows and sliding doors opening to the garden. Vaulted ceiling with roof lights.

STUDY

Window over looking the rear garden.

UTILITY ROOM

Window and side entrance door. Butler sink, work surface with plumbing for washing machine below. Fitted shelves.

BEDROOM

Windows on three elevations to the rear.

BATHROOM

White suite comprising panel bath with shower over, hand basin with storage below, W.C. Floor and wall tiling, opaque window.

BEDROOM

Built in storage cupboard. Windows to front and side. Archway to:

ENSUITE

White suite comprising corner shower cubicle, hand basin with storage below, W.C. Floor and wall tiling. Opaque window.

BEDROOM

Window and glazed door to Garden Sitting Room.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains electricity & water. Private drainage.

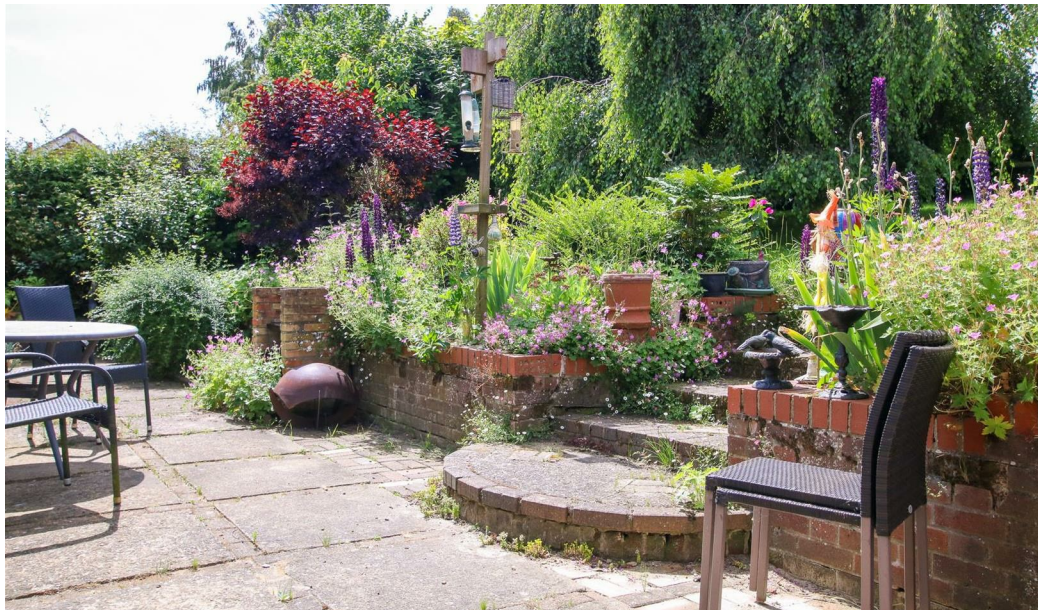
VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20448/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





GROUND FLOOR
2015 sq.ft. (187.2 sq.m.) approx.



TOTAL FLOOR AREA: 2015 sq.ft. (187.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or energy class.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com