



## Saxmundham,

Guide Price £550,000

- No Onward Chain
- Conservatory
- Large Kitchen / Dining Room
- EPC - C
- Four Well Proportioned Rooms
- Gas Central Heating
- Cloak & Utility Room
- Open Fireplace
- Double Glazing
- Double Garage



# Fairfield Road, Saxmundham

A spacious individual detached family home with large private garden in this peaceful location just a few minutes walk from the High Street and railway station. The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town, including both primary and free schools, library, doctors and dentist's surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.



Council Tax Band: F



## DESCRIPTION

A splendid modern detached family house with well proportioned rooms standing in a large plot in this sought after location a short walk from the town centre and all its amenities. The well presented accommodation with double glazing, gas central heating and owner owned solar panels features; Entrance hall with oak floor continuing throughout the majority of the ground floor, cloakroom, large double aspect sitting room with open fireplace and conservatory opening to the garden. Spacious kitchen/dining room with ample storage and wood block work surfaces. A utility room opens to the rear driveway, garage and garden. On the first floor the property has four generously sized bedrooms with the principal bedroom having an ensuite with large shower. A family bathroom completes the accommodation. Both ensuite and bathroom have been re-fitted by the present owners together with many other improvements. The property is set back from the road behind a low brick wall. A five bar gate opening to a shingle forecourt and driveway which continues along the side of the property leading to a double garage with electric up & over entrance doors and having windows and door to leading to the garden. Beyond the garage, the garden is laid to lawn divided by a central pathway with high screening hedgerow and shrubs. At the bottom of the garden a summer house overlooks the pond and the greenhouse is screened by a further conifer hedge.

## ACCOMMODATION

### ENTRANCE HALL

Storm porch over glazed entrance door. Staircase rises to the first floor landing. Oak floor and oak internal doors.

### CLOAKROOM

White suite comprising wall hung hand basin and W.C. Tiled floor.

### SITTING ROOM

A double aspect room with window to front elevation, open fireplace with polished stone surround and timber mantle. Oak floor. Patio doors open to:

### CONSERVATORY

A hardwood double glazed conservatory with French doors opening to the rear. Radiator and tiled floor.

## KITCHEN/DINING ROOM

A double aspect room with oak floor to the dining area and tiled floor to the kitchen. Range of fitted base and wall cupboards, Hardwood wood block work surfaces with tiled surrounds, composite single drainer two bowl sink unit and mixer tap and filter tap. Fitted electric oven and gas hob with cooker hood over. Tiled floor.

## UTILITY ROOM

Fitted base and wall cupboards, work surfaces and stainless steel single drainer sink unit. Plumbing for washing machine and dishwasher. Water softener. Glazed door to driveway. Understairs cupboard.

## FIRST FLOOR

### LANDING

Built in airing cupboard. Oak internal doors

### BEDROOM

Built in wardrobe. Window to front elevation.

### ENSUITE

White suite comprising large tiled 'walk in' shower cubicle, hand basin and W.C. Heated towel rail. Opaque window to front elevation.

### BEDROOM

Window to front elevation.

### BEDROOM

Oak floor. Built in wardrobe. Window to rear elevation.

### BEDROOM

Oak floor. Built in wardrobe. Window to rear elevation.

### BATHROOM

White suite comprising double end bath with central mixer tap, shower attachment and screen, hand basin and W.C. Heated towel rail. Opaque window to rear elevation.

## TENURE

Freehold



## OUTGOINGS

Council Tax Band currently F

## SERVICES

Mains Gas, electricity, water and drainage. 4kw PV solar array and owner owned solar panel to assist domestic hot water heating.

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20478/RDB.

## FIXTURES AND FITTINGS

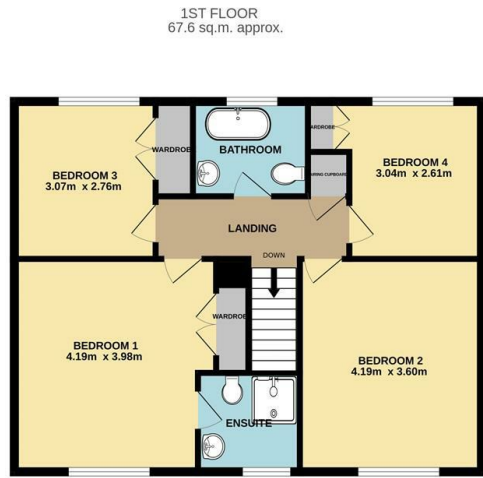
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TOTAL FLOOR AREA: 145.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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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) <b>A</b>			
(81-91) <b>B</b>		80	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)