



Saxmundham, Suffolk

Guide Price £325,000

- No Onward Chain
- Drive & Garage
- 2 Reception Rooms
- Gas Central Heating
- Walled Garden
- EPC - C
- Double Glazing
- Fitted Kitchen

Thurlow Close, Saxmundham

A well presented modern detached family home with walled garden offered for sale with no onward chain.



Council Tax Band: C



DESCRIPTION

Offered for sale with no onward chain this well presented modern detached family home is located within the ever popular Brook Farm development at the edge of Saxmundham within easy reach of all the town amenities. The accommodation with gas central heating and double glazing comprises entrance hall, cloakroom, sitting room opening into a conservatory which leads to the attractive and predominately walled garden. The property has a separate dining room and fitted kitchen. On the first floor the landing leads to three well proportioned bedrooms, the main bedroom having an ensuite shower room, a family bathroom completes the accommodation. A driveway provides off road parking and access to the single garage.

ACCOMMODATION

ENTRANCE HALL

Laminate flooring. Window to side.

CLOAKROOM

White suite comprising hand basin and W.C

SITTING ROOM

Window to front elevation. Patio doors opening to:

CONSERVATORY

A double glazed conservatory with radiator and opening to the garden.

DINING ROOM

Laminate flooring. Window to the front elevation. Door to:

KITCHEN

Range of fitted base and wall cupboards, work surfaces with tiled

surrounds and single drainer sink unit with flexi mixer tap. Electric oven and gas hob with cooker hood over. Plumbing for washing machine. Window over looking the rear garden and side entrance door.

FIRST FLOOR

LANDING

Window to rear elevation.

BEDROOM

Window to front elevation. Built in store cupboard.

ENSUITE

White suite comprising tiled shower cubicle, hand basin and W.C. Wall tiling and opaque window.

BEDROOM

Window to rear elevation.

BEDROOM

Window to front elevation.

BATHROOM

White suite comprising panel bath with mixer tap/shower, hand basin and W.C. Wall tiling and opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

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: 20480/RDB.

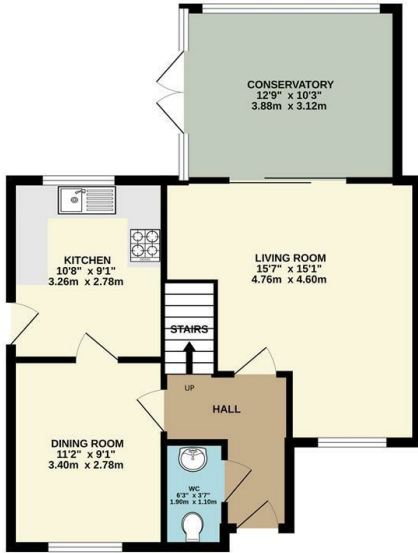
FIXTURES AND FITTINGS

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.

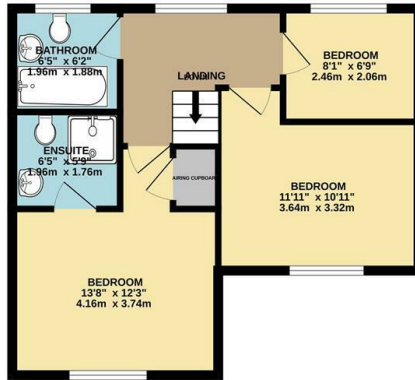




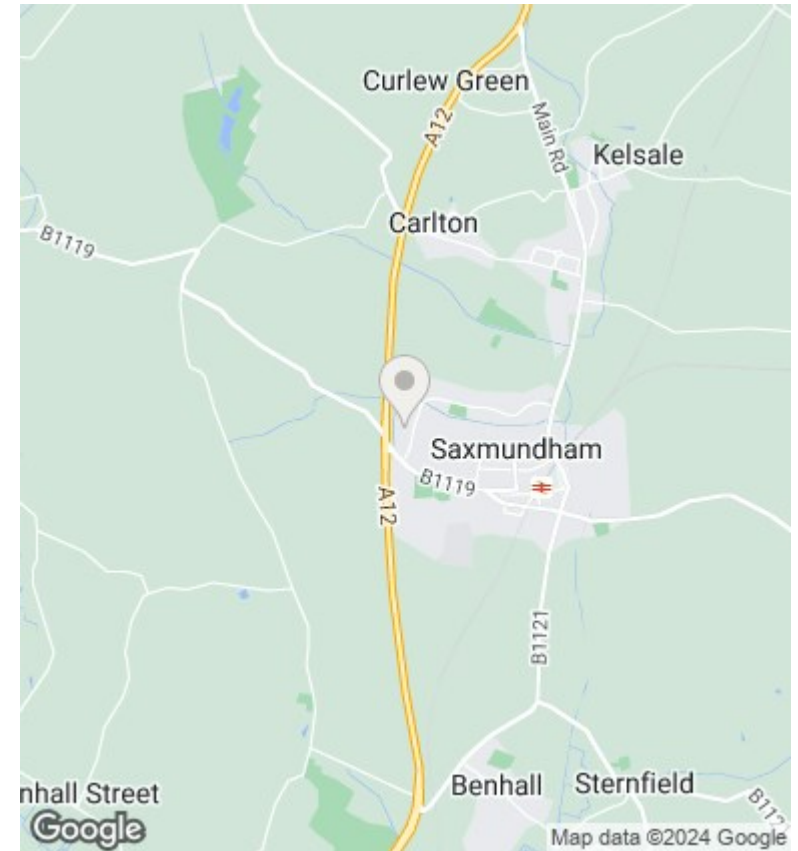
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(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