



Saxmundham, Suffolk

Guide Price £295,000

- Walking Distance to Town Centre
- Integral Garage
- Double glazing
- Landscaped Rear Garden
- Off Road Parking
- Large sitting/dining room
- Ensuite Shower Room
- Gas central heating
- EPC - C

Waveney Close, Saxmundham

A spacious semi detached family home situated in cul de sac position walking distance from the town centre 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: C



DESCRIPTION

A spacious semi detached family house situated in a cul de sac close to the centre of Saxmundham walking distance from the High Street and railway station. The accommodation with gas fired central heating and double glazing feature entrance lobby and hallway, cloakroom and fitted kitchen with woodblock work surfaces, large L-shape sitting dining room with direct access to the integral garage and two sets of doors opening to the attractive rear garden with lawn, paved pathways, seating areas and circular water feature. On the first floor the property has three well proportioned bedrooms, the principal bedroom having built in wardrobes and ensuite bathroom which includes a separate shower. A family bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE PORCH

A glazed entrance porch with door to:

HALLWAY

Staircase to first floor with cupboard below.

KITCHEN

Fitted with a range of base and wall cupboards, wood block work surfaces, tiled surrounds and single drainer sink unit. Fitted electric oven and gas hob. Plumbing for washing machine. Window over looking the front garden.

CLOAKROOM

Suite comprising hand basin and W.C.

SITTING/DINING ROOM

Door to garage. 2 Sets of French doors opening to the garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM

Window over looking the rear garden. Fitted wardrobes.

ENSUITE BATHROOM

Suite comprising panel bath, separate shower cubicle, hand basin and W.C. Opaque window and tiled walls.

BEDROOM

Window to front elevation.

BEDROOM

Window to front elevation. Built in wardrobe.

BATHROOM

Suite comprising panel bath, hand basin and W.C. Tiled surrounds and roof light.

OUTSIDE

Shared Tarmac driveway, off road parking and access to the integral Garage. Roller entrance door, power points and lighting. Door to sitting/dining room. Open plan front garden, shingle and planting. Hand gate opens to a passageway leading to the rear garden, lawn with bordered by paved and brick pathways and seating areas. Planted borders and circular water feature. Timber garden shed.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains gas, electricity, water & drainage

VIEWING ARRANGEMENT

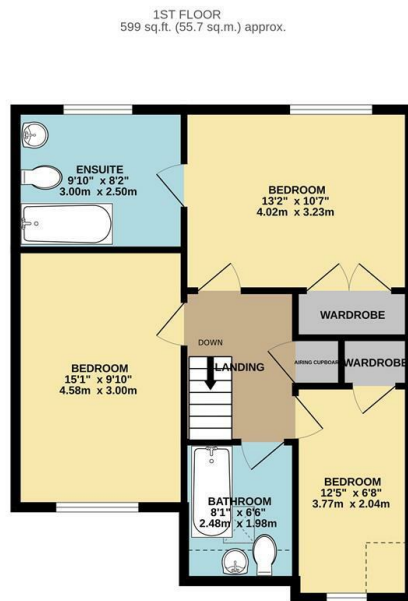
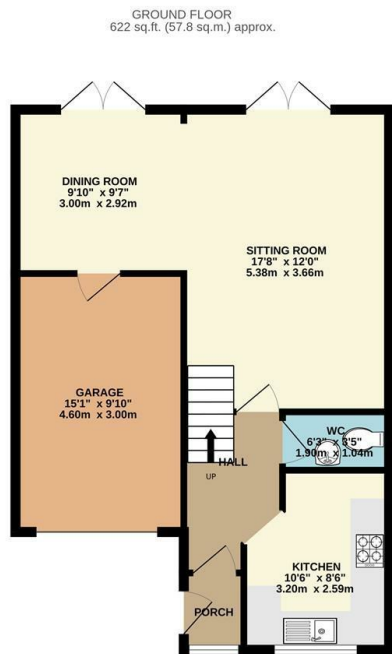
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20486/RDB.

FIXTURES AND FITTINGS

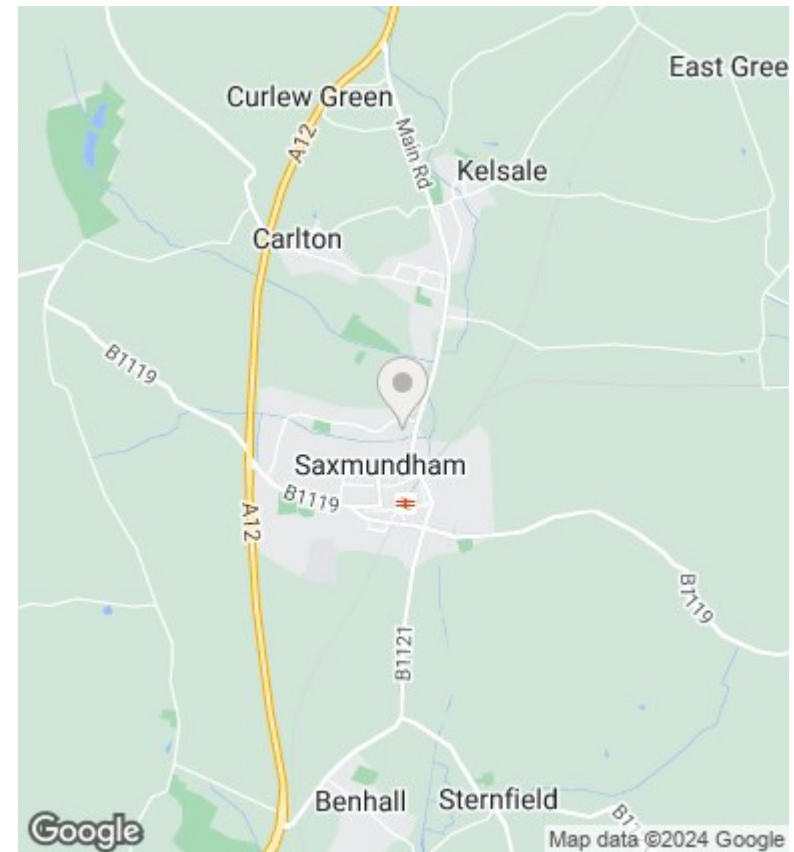
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TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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

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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