



Saxmundham, Suffolk

Guide Price £425,000

- Beautifully Presented
- Kitchen / Breakfast Room
- Off Road Parking
- Immense Charm and Character
- Utility & Cloakroom
- West Facing Courtyard Garden
- Double Reception Room
- Two Double Bedrooms
- Close to town centre

South Entrance, Saxmundham

A Grade II Listed Georgian house of exceptional charm and character a short walk from the town centre and railway station of the popular and well served market town of Saxmundham. The town has 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 dentists 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 Street.



Council Tax Band: C



DESCRIPTION

Crown House believed to date from C1809, is an elegant Georgian town house boasting immense charm and character having been completely restored whilst retaining the elegance of this classic period. Set back from the road behind wrought iron railings, the entrance door opens to a splendid hallway with a fine staircase and cloakroom below. The double reception room has large sash windows to the front and rear with an imposing fireplace with wood burning stove. The kitchen/breakfast room is fitted with bespoke storage cupboards, wood block work surfaces, range cooker, island breakfast bar and antique glazed corner cabinet. A lobby leads to the utility/boot room and pretty courtyard garden with wrought iron arbour covered with roses and clematis and bordered by willow fencing and walled northern boundary. A hand gate opens the shingle parking area with space for two vehicles. The staircase leads to the first floor into the principal bedroom, divided into a lovely bedroom with fireplace and wood burner. A wide archway opens to the dressing room with fitted wardrobes and a free standing roll top and claw foot bath. Double doors open to a small galleried landing, with a sash window to the front and double doors opening to the second bedroom which is equipped with an ensuite shower room.

ACCOMODATION

ENTRANCE HALL

Pamment tile floor. Staircase with elegant balustrade and hand rail rising to the first floor.

CLOAKROOM

Tongue & groove panelling. Hand basin and W.C.

SITTING ROOM / DINING ROOM

Recessed brick fireplace with cast iron mantle and surround. Fitted wood burning stove. Arched recess with fitted cabinet and shelves.

Sash window with recessed niches to either side. Wide archway to:

Opaque sash window to rear. Shelved recess and alcove.

KITCHEN / BREAKFAST ROOM

Fitted bespoke kitchen with wood block work surfaces and 1 ½ bowl sink unit. Glazed wall cupboards, antique glazed corner cabinet, island unit/breakfast bar and fitted range cooker. Sash windows to east and south elevations. Doorway to lobby and

UTILITY/BOOT ROOM

Gas central heating boiler. Wood block work surface with plumbing for washing machine and space for tumble dryer below. Arched windows and entrance door opening to the garden.

FIRST FLOOR

PRINCIPLE BEDROOM

Fireplace with painted mantle and surround wood burning stove. Sash window to front elevation. Double casement doors open to the galleried landing. Wide archway opening to:

DRESSING ROOM

Run of fitted wardrobes and Free standing roll top and claw foot bath. Opaque sash window to the rear.

GALLERIED LANDING

Sash window to the front elevation. Casement double doors open to:

SECOND BEDROOM

Sash window to the front elevation.

ENSUITE

Tiled shower cubicle, stainless steel circular hand basin and W.C. Opaque window to the rear. Heated towel rail.

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: 20500/RDB.

FIXTURES & 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.

AGENTS NOTE

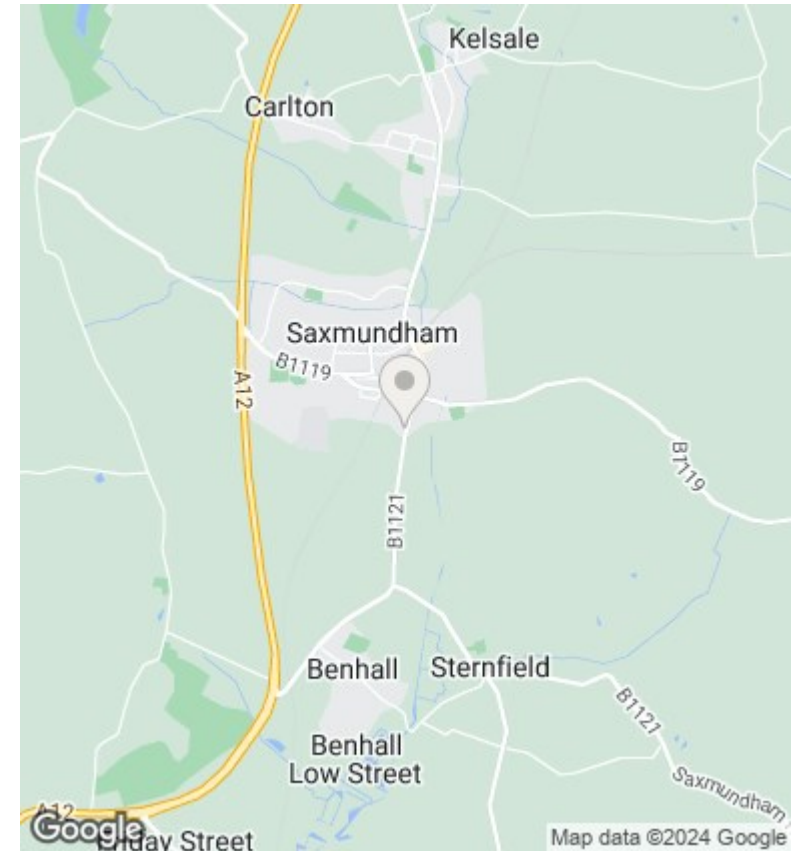
Access to driveway via right of way over a short section of neighbouring property's driveway.







TOTAL FLOOR AREA: 93.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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