



Saxmundham, Suffolk

Guide Price £315,000

- No Onward Chain
- Utility & Cloakroom
- Off Road Parking
- Extended and Improved
- Large Conservatory
- Solar Panels & Battery Storage
- Quality Fitted Kitchen
- Splendid Outside Kitchen
- EPC - B

Bakers Mews, Saxmundham

A beautifully presented and much improved modern end terrace family home in the heart of this popular East Suffolk market town. 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, dentists, surgeries, and 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

An extended and much improved modern detached home dating from 2018. The current owners have invested considerably to create a highly appealing home in the heart of this popular and well served market town. The accommodation fitted with double glazing, gas fired central heating and PV solar panels complete with battery storage features; entrance hall, cloakroom, spacious kitchen/dining room, re fitted by WREN IN 2021 with integrated appliances. To the rear is a well equipped utility room extension. The well proportioned sitting room has bi-fold doors opening into a large conservatory which opens into the hard landscaped garden. A particular feature of the property is the splendid bespoke 'outside kitchen' complete with gas barbeque, fridge and storage integrated into polished stone work tops with adjacent store room, creating the perfect arrangement for alfresco dining. To the first floor are the three bedrooms, the principal bedroom having an ensuite shower room, and a family bathroom completes the accommodation. At the front of the property are space for two cars adjacent to an EV charger.

ACCOMMODATION

Copper entrance canopy over a recently replaced entrance door.

ENTRANCE HALL

Staircase to first floor.

CLOAKROOM

White suite comprising hand basin and W.C.

KITCHEN/DINING ROOM

Re fitted by WREN kitchen's in 2021. A high quality fitted kitchen with ample storage, including back lite glazed display cupboard, composite work surfaces, copper finished sink unit and integrated appliances of gas hob, cooker hood, twin electric fan ovens, concealed fridge/freezer and dishwasher. Shuttered window to front elevation. Entrance door to:

UTILITY ROOM

Installed by Anglian Windows in 2021 with double sink, work surfaces, dry food storage, washing machine, and fridge/freezer.

SITTING ROOM

Shuttered window to front elevation. Bi-fold doors open to:

CONSERVATORY

Installed by Anglian Windows in 2021. French doors open to the garden.

FIRST FLOOR

LANDING

BEDROOM

Shuttered windows to side and rear elevations.

ENSUITE

White suite comprising wide shower cubicle, hand basin and W.C. Walling tiling and opaque window.

BEDROOM

Shuttered window to front elevation.

BEDROOM

Window to rear elevation.

BATHROOM

White suite comprising 'shower/bath' with tiled surround, hand basin and W.C.

OUTSIDE

Driveway providing off road parking and EV charge point. Hand gate opens to the courtyard garden and outdoor kitchen with single gas ring, gas barbeque, fridge and storage integrated into polished stone work tops. Ideal for alfresco dining and entertaining! An adjacent store room has electric supply.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

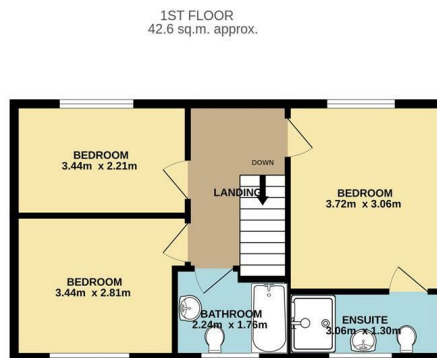
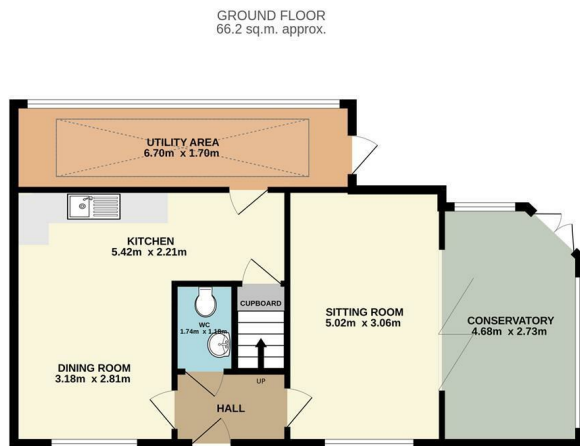
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20521/RDB.

FIXTURES & FITTINGS

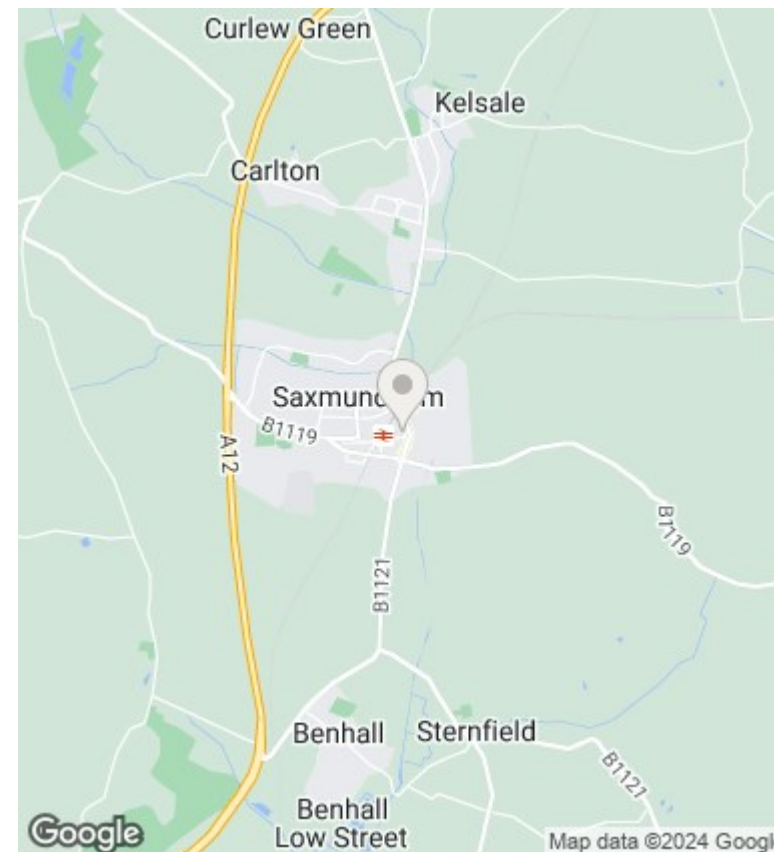
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TOTAL FLOOR AREA : 108.8 sq.m. approx.
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Conveyancing, Surveys & Financial Services

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			95
(81-91) B		84	
(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