



## Saxmundham, Suffolk

Guide Price £395,000

- Beautifully Presented
- Fitted Kitchen
- Courtyard / Parking
- Gas Central Heating
- Workshop / Hobby Room
- Garage
- Double Glazing
- South Facing Garden
- EPC - C



# North Entrance, Saxmundham

An immaculately presented individual end of terrace family home with south facing garden a short walk to 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 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 St.



Council Tax Band: C



## DESCRIPTION

Welcome to this charming modern end terrace house, located in the sought-after North Entrance area of Saxmundham. This property boasts two reception rooms, three bedrooms, and two bathrooms, making it an ideal family home. Upon entering, you will be impressed by the immaculate presentation of this spacious family home. The two reception rooms offer ample space for entertaining or relaxing with a stylish fitted kitchen, splendid conservatory and a large integral store/hobby room offering potential to extend the accommodation. There are three well proportioned bedrooms, ensuite and family bathroom. One of the standout features of this property is the south-facing garden, a perfect spot for enjoying the sunshine and alfresco dining. Additionally, the convenience of the rear courtyard ideally suited for a seating area whilst also may be used for off road parking.

Situated close to the town centre, you'll have easy access to local amenities, shops, railway station and schools, making this property not only a beautiful home but also a practical choice for daily living.

## ACCOMMODATION

Wide storm porch over entrance door opening to:

### ENTRANCE HALL

Staircase rising to first floor with cupboard below.

### CLOAKROOM

White suite comprising hand basin with mixer tap and storage cupboard below. Opaque window.

### SITTING ROOM

Corner open fireplace with timber mantle. Window with shutters to front elevation. French doors opening to the garden. Opening to:

### LIVING/DINING ROOM

A split level room with windows and French doors opening to the garden. Part vaulted ceiling and circular window. Door to:

### HOBBY ROOM

Windows to side and rear. Double entrance doors to courtyard.

### KITCHEN

Range of fitted base and wall cupboards, wood block work surfaces and single drainer sink unit with mixer tap. Fitted range cooker and cooker hood. Window and door to:

### CONSERVATORY

Double glazed with bi-fold doors opening to the courtyard.

## FIRST FLOOR

### LANDING

### BEDROOM

Windows to front and side elevations.

### ENSUITE

White suite comprising shower cubicle with hand held and over head showers. Hand basin with storage below, W.C. Wall tiling.

### BEDROOM

Window to rear elevation. Built in wardrobe.

### BEDROOM

Window to rear elevation. Built in wardrobe.

### BATHROOM

White suite comprising free standing bath with mixer tap and hand held shower. Hand basin and W.C. Tongue & groove panelling and column radiator/towel rail.

### OUTSIDE

The property is set back from the road below and shingle garden and low brick wall. To the side is a south facing lawn garden screened by hedgerow and willow fencing. A pathway leads to the courtyard, block

paved and ideal for a secluded seating area or equally useful as off road parking. Double gates leading to a parking forecourt within which the property has an en-block garage with 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](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20525/RDB.

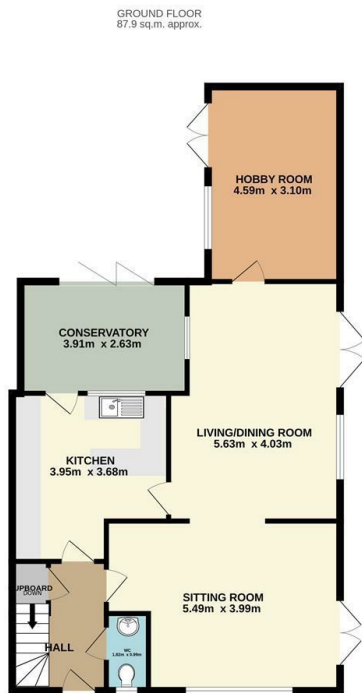
### **FIXTURES & FITTINGS**

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.

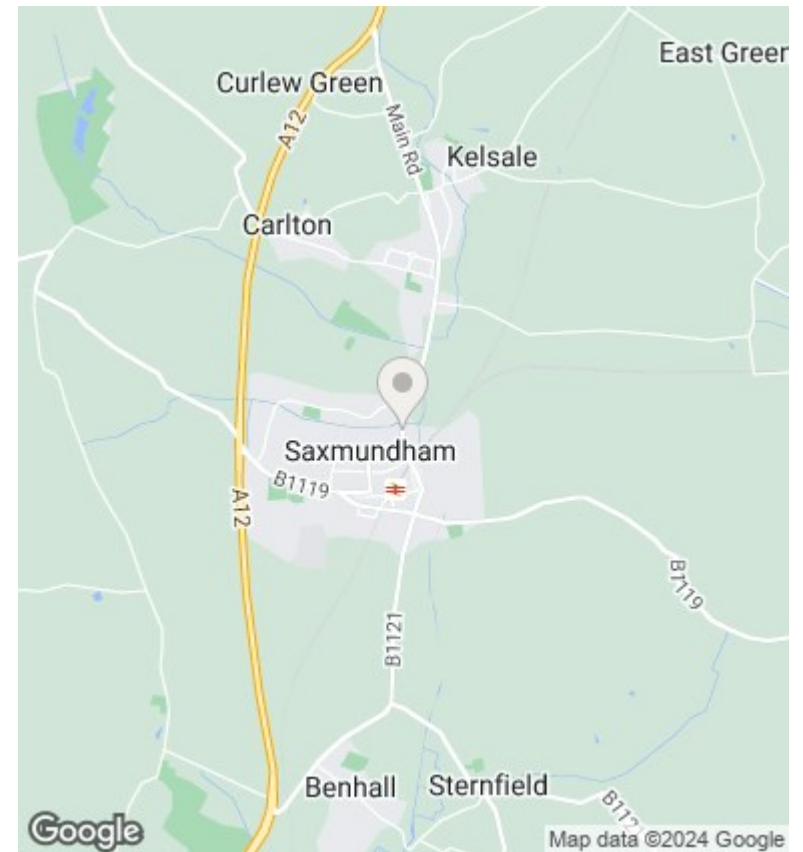








TOTAL FLOOR AREA: 141.8 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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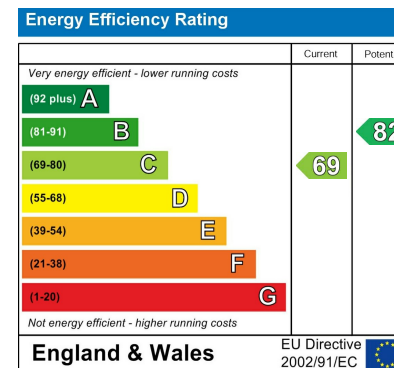


### Conveyancing, Surveys & Financial Services

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

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### 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)