



## Benhall, Suffolk

Guide Price £315,000

- Excellent Location
- Off Road Parking
- Double Glazing
- Over Looking the Green
- Workshop / Store
- Wood Burning Stove
- Cottage Garden
- Electric Heating
- EPC - E



# Benhall Green, Benhall

A charming semi detached cottage in this outstanding location overlooking the green. The popular hamlet of Benhall Green is well placed and lies about 1½ miles from the centre of Saxmundham which itself offers a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall Green has a primary school close to the property and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.



Council Tax Band: B



## DESCRIPTION

A charming semi detached cottage situated in this great location over looking Benhall Green allowing access to fine countryside walks whilst being a short drive to the Suffolk Heritage Coast. The property is set back from the road with parking area and front garden. A shingle pathway with raised bed leads along the side of the property with entrance door to the conservatory and leading to the rear garden of a paved patio with brick retaining walls well, stocked borders and steps to the lawn garden with circular patio area. To one side is a large garden store and beyond a picket fence is a vegetable garden. The well presented accommodation is equipped with double glazing and electric individual column radiators.

## ACCOMMODATION

Panel glazed entrance door to:

### SITTING ROOM

Exposed timber floorboards, brick fireplace with cabinets to either side and wood burning stove. Sash window to front elevation. Enclose staircase to first floor. Archway and shallow step to:

### DINING ROOM

Exposed timber floorboards. Large under stair cupboard.

### GARDEN ROOM/CONSERVATORY

Double glazed windows and door to side. Electric sky light. Tiled floor.

### KITCHEN

Range of Shaker style base and wall cupboards, wood block work surfaces, upstands, and tiled surrounds. Fitted electric range cooker with cooker hood over. Concealed fridge/freezer and dishwasher. Window overlooking the rear garden.

## UTILITY ROOM

Work top with plumbing for washing machine below. Butler sink unit. Glazed door to the rear garden.

## LOBBY

Tiled floor, window to rear and side entrance door.

## BATHROOM

Suite comprising panel bath, shower, hand basin and W.C

## FIRST FLOOR

### LANDING

Return landing, built in airing cupboard.

### BEDROOM

Fireplace with wardrobes to either side. Sash window with view over the green.

### BEDROOM

Window to rear.

### BEDROOM

Secondary glazed window to rear.

### WC

Combination WC and handbasin.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENT

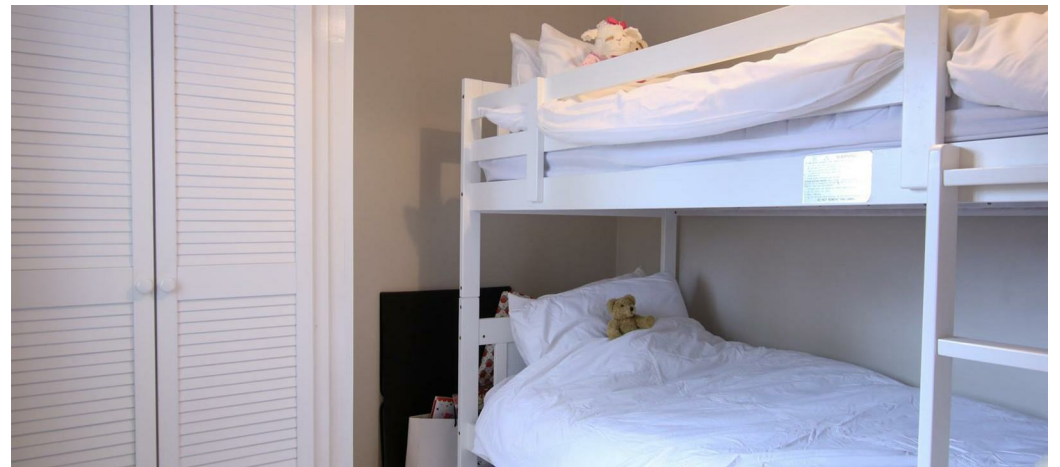
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20534/RDB.

## 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.

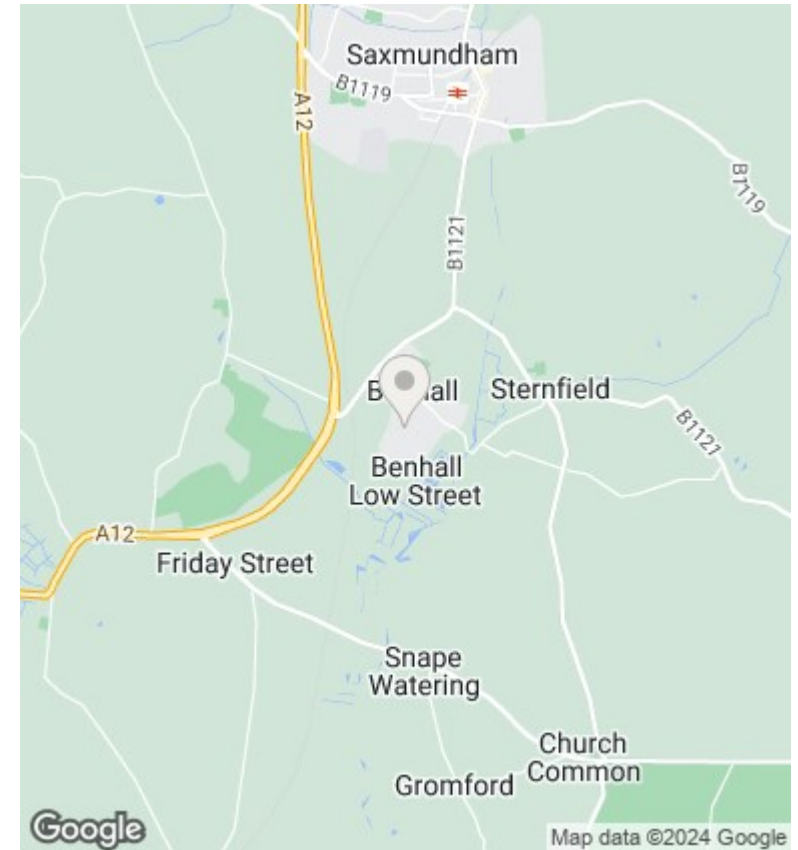








TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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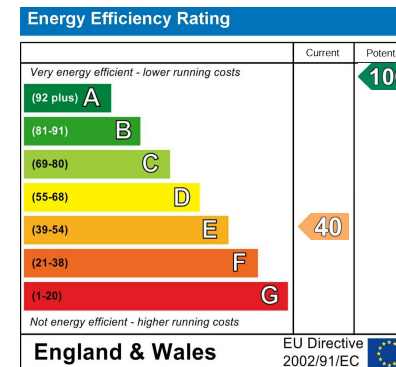


### Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)