Flick & Son
Coast and Country

# Saxmundham, Suffolk

## Offers In Excess Of £795,000

- No Onward Chain
- Large Timber Outbuilding
- Double Glazing
- 3/4 Acre Plot
- One Bedroom Annexe
- Beautiful Gardens
- Multi Garaging / Cart Lodge
- Gas Central Heating
- EPC - D (house) & C (annexe)

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

# Rendham Road, Saxmundham

A unique opportunity to acquire an impressive and substantial family home, annexe and outbuildings set in grounds extending to about 3/4 of an acre a few paces from the town centre. 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 Street.

5 3 3 D

Council Tax Band: F

## DESCRIPTION
Dating from the early 20th century is this substantial detached family home of rendered elevations below pitched and hipped plain tile covered roof, standing in the centre of its well maintained gardens. A peaceful and private setting yet only a short stroll to the High Street, market place and railway station of this well served East Suffolk Market town, just a short drive from the Heritage Coast. The particularly well proportioned accommodation with gas central heating and double glazing features:

## ENTRANCE PORCH
Glazed with double entrance doors.

## HALLWAY
Staircase to first floor with cupboard below.

## SITTING ROOM
Bay window overlooking the front garden. Polished stone fireplace with gas fire, fitted cabinets and shelves on either side.

## KITCHEN / BREAKFAST ROOM
Range of fitted base and wall cupboards, wood block work surfaces, double bowl single drainer sink unit. Oil fired Aga. Cupboard housing water softener. Window over looking the driveway/ annex.

## KITCHEN / UTILTY ROOM
Range of fitted base and wall cupboards, wood block work surfaces, butler sink unit. Gas range cooker. Window overlooking the garden.

## DINING ROOM
Bay window overlooking the front garden. Tiled open fireplace.

## GARDEN SITTING ROOM
French doors opening to the rear garden. Tiled open fireplace.

## SHOWER ROOM
White suite comprising shower cubicle, hand basin and WC.

## FIRST FLOOR

## GALLERIED LANDING
Window overlooking the front garden.

## BEDROOM
Window overlooking the front garden. Tiled open fireplace. Vanity unit with hand basin.

## BEDROOM
Window overlooking the front garden. Tiled open fireplace. hand basin.

## BEDROOM
Window overlooking the rear garden. Tiled open fireplace.

## BEDROOM
Window to side.

## BATHROOM
Suite comprising panel bath, shower cubicle, hand basin and WC. Opaque windows.

## OUTSIDE
Access via a right of way to a driveway sweeping up to the house, ANNEX and DOUBLE CARPORT. The ANNEX is situated over GARAGING/WORKSHOP and is accessed via an external staircase. Comprising: large open planning living room/fitted kitchen, spacious double bedroom and ensuite shower room.

## GARDENS
A wonderful private and peaceful setting for a town centre location. The property stands in centre of grounds extending to about ¾ of acre (subject to measured survey). Predominantly laid to lawn with mature hedgerow boundaries and tress. Large vegetable garden, greenhouse and two large timber garden store.

## TENURE
Freehold

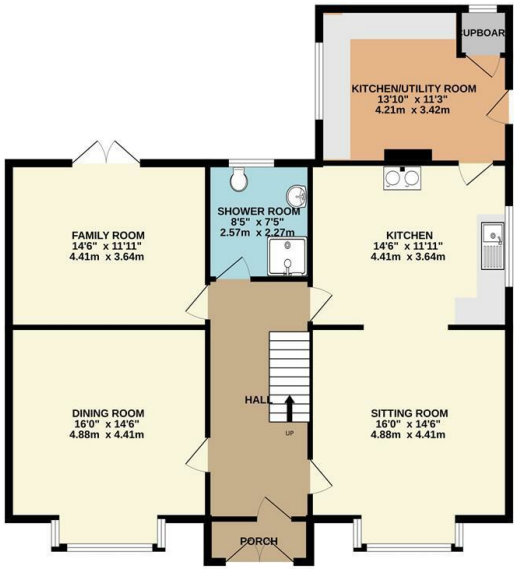
## OUTGOINGS
Council Tax Band currently F

## SERVICES
Mains gas, electricity, water and drainage.

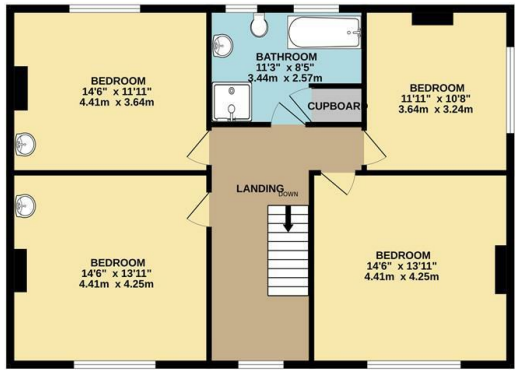
## VIEWING ARRANGEMENT
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20543/RDB.

## 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.

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.




1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.




TOTAL FLOOR AREA : 2077 sq.ft. (193.0 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

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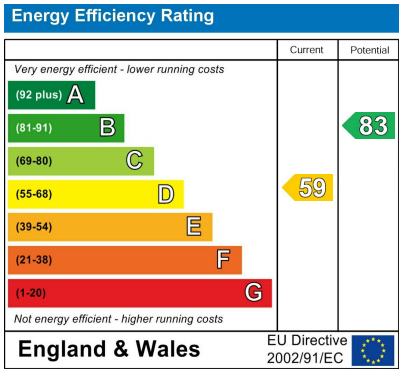


## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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