



Saxmundham, Suffolk

Guide Price £425,000

- Immaculate Presentation
- Garage & Driveway
- Re-fitted Kitchen
- Ideal Family Home
- Downstairs W.C.
- Study
- Well Landscaped South Facing Rear Garden
- Two En-suites
- EPC - C

Tennyson Road, Saxmundham

A much improved and particularly well presented family home on the ever popular Brook Farm Estate. 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 Street.



Council Tax Band: E



DESCRIPTION

A modern linked detached house which has been particularly well maintained and improved by the current owners, to create a most appealing family home. Situated in this excellent position within walking distance from the town centre and set back from the road, this immaculate property offers an open plan front garden and driveway, providing off road parking and access via a 'carport' to the tandem double garage. To the rear, the lawned south facing garden is bordered by flower beds and a wide paved patio ideal for alfresco dining. The accommodation is equipped with double glazing and gas central heating which has been upgraded to a pressurised hot water cylinder, Vaillant gas boiler and new radiators.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor and cupboard below. Karndean flooring which continues into the cloakroom and kitchen.

CLOAKROOM

White suite comprising hand basin and WC. Opaque window.

STUDY

Fitted storage and desk. Window over looking the front garden.

SITTING ROOM

Fireplace with electric fire. Patio doors opening to the rear south facing garden. Glazed double doors open to:

DINING ROOM

Window over looking the front garden.

KITCHEN

Re-fitted with a stylish range of high gloss finished base and wall cupboards, Minerva composite work surfaces and integrated one and a half bowl sink unit. Fitted NEFF double oven and Bosch five ring gas

hob with extractor over. Concealed Bosch washing machine and NEFF dishwasher. Ceiling and counter top lighting. Window and door opening to the rear south facing garden.

FIRST FLOOR

LANDING

Built in airing cupboard housing pressurised water cylinder.

BEDROOM

Fitted wardrobe. Window overlooking to front elevation.

ENSUITE

Refitted white suite comprising shower cubicle, hand basin and WC. Heated towel rail and opaque window to the front elevation.

BEDROOM

Fitted wardrobe. Window overlooking to front elevation.

ENSUITE

Updated white suite comprising shower cubicle, hand basin and WC. Heated towel rail and opaque window to the side elevation.

BEDROOM

Fitted wardrobe. Window overlooking to front elevation.

BEDROOM

Fitted wardrobe. Window over looking the rear garden.

BEDROOM

Window over looking the rear garden.

BATHROOM

Refitted white suite comprising panel bath, hand basin and WC. Heated towel rail and opaque window to rear elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

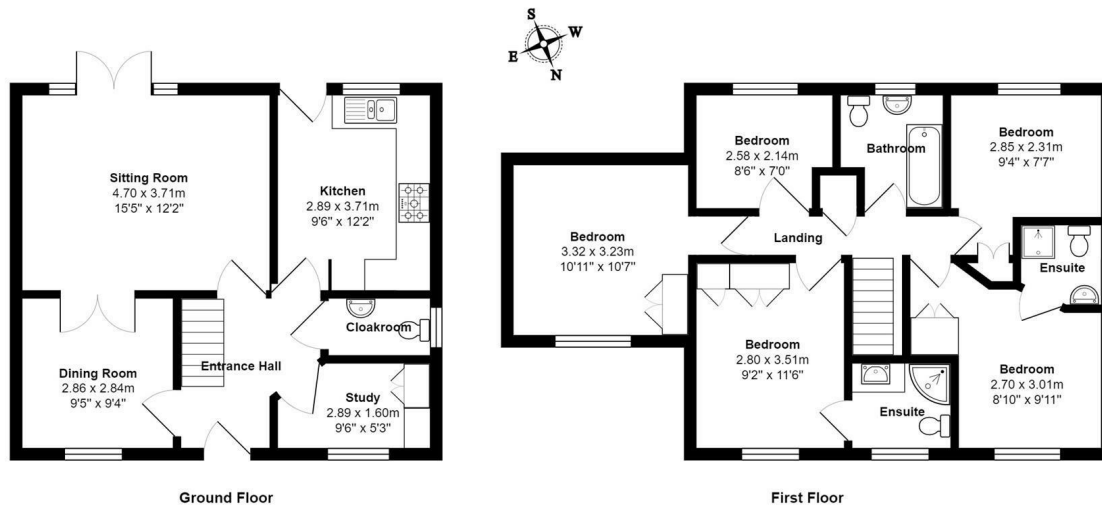
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20545/RDB.

FIXTURES & FITTINGS

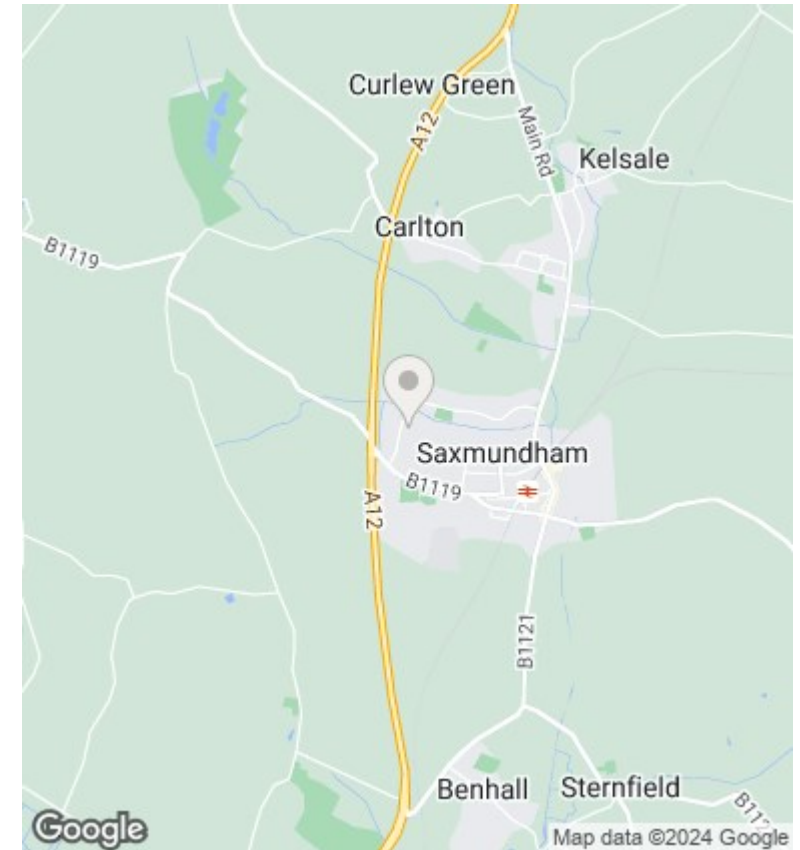
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Total Area: 114.8 m² ... 1236 ft²
 All measurements are approximate and for display purposes only



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		84
(81-91)	B		
(69-80)	C	73	
(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