



Saxmundham, Suffolk

Guide Price £375,000

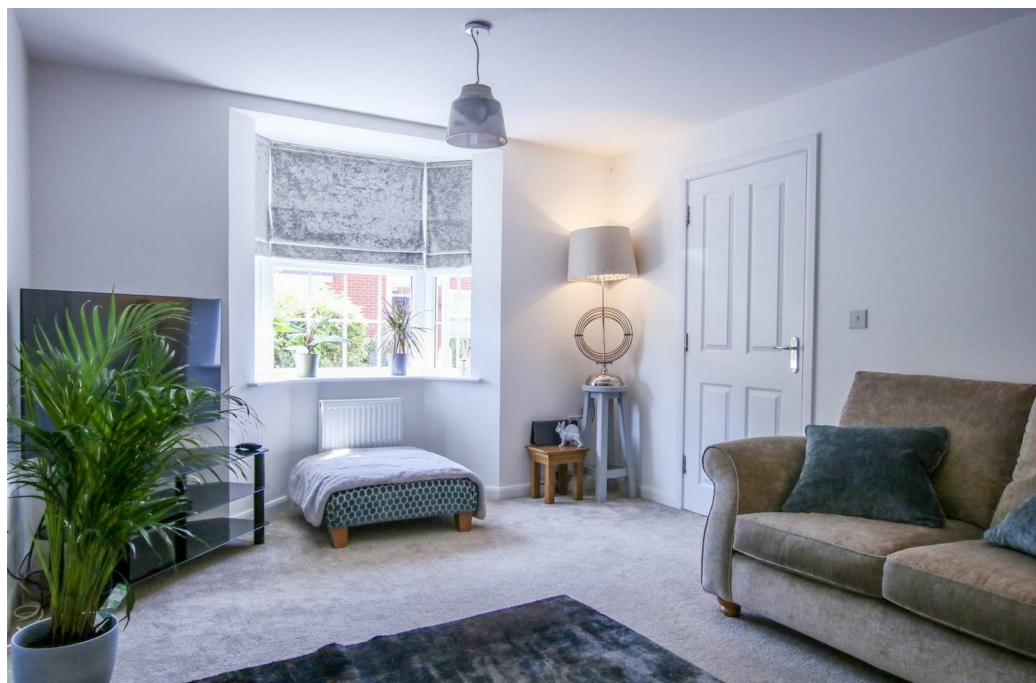
- Cul de Sac Location
- Gas Central Heating
- Utility Room
- Ample Parking
- Double Glazing
- Four Bedrooms
- Garage
- Fitted Kitchen / Dining Room
- EPC - B

Gilbert Road, Saxmundham

Introducing this well designed and spacious modern detached family house situated with in walking distance of the railway station and High Street. 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: D



DESCRIPTION

A well designed and spacious modern detached family house situated in this popular location walking distance from the town centre and railway station. The accommodation with gas central heating and double glazing features a large entrance hall, cloakroom, sitting room with bay window, generously proportioned kitchen/dining room with stylish fitted kitchen and utility room leading to the driveway.. On the first floor there are four well proportioned bedrooms, the master having an ensuite shower room. The family bathroom completes the accommodation. Outside; to the front is a small open plan garden. To one side is a long driveway leading to a single garage. To the rear is an attractive lawn garden and wide paved patio enclosed by panel fencing.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor. Cloaks storage cupboard.

CLOAKROOM

White suite comprising pedestal hand basin with mixer tap and tiled splash back.

SITTING ROOM

Double glazed bay window to front.

KITCHEN/DINING ROOM

Double glazed window and French doors to the rear garden. Range of base and wall units, work tops, single drainer 1 ½ bowl sink unit with mixer tap. Integrated appliances including hob with cooker hood over, double oven, plumbing for dishwasher and washing machine.

UTILITY ROOM

Work surface and plumbing for washing machine. Entrance door to driveway

FIRST FLOOR LANDING

MASTER BEDROOM

Double glazed window

ENSUITE

Half tiled walls and floor. White suite comprising shower cubicle, hand basin and WC. Heated towel rail.

BEDROOM TWO

Double glazed window

BEDROOM THREE

Double glazed window

BEDROOM FOUR

Double glazed window

BATHROOM

White suite comprising panel bath, pedestal hand basin and WC. Floor and half tiled walls, heated towel rail.

TENURE

Freehold

OUTGOINGS

Council Tax band currently D. Further details can be obtained via East Suffolk Council.

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: 20575/RDB.

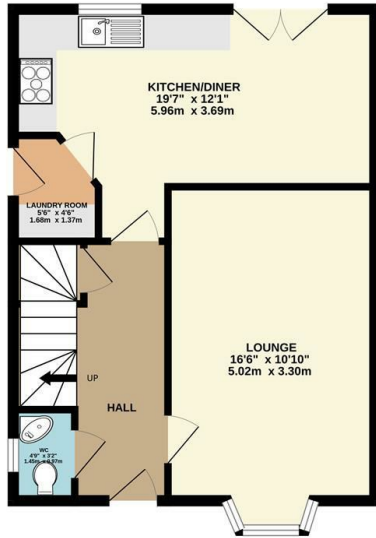
FIXTURES & FITTINGS

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.

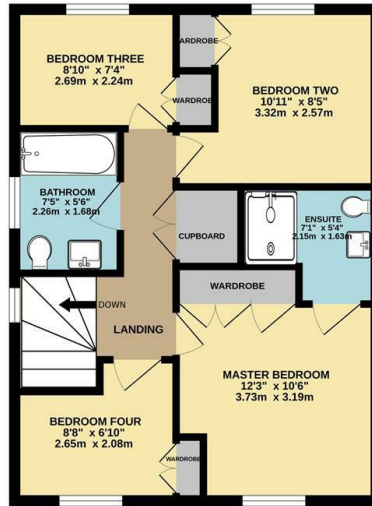




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

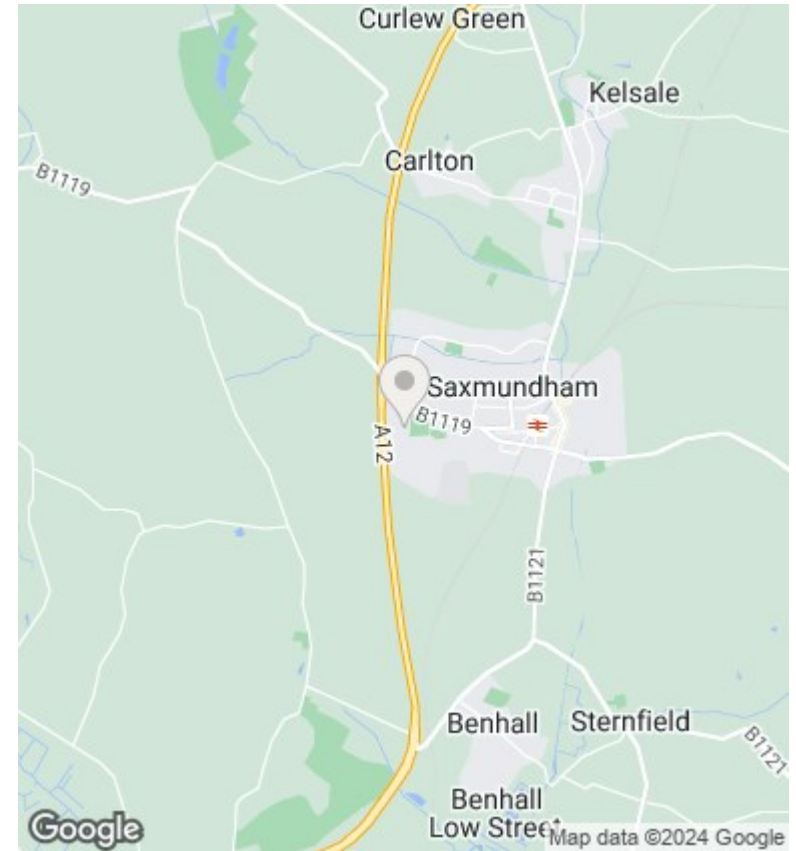


1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 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.
Made with Metropix ©2024



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		93
(81-91)	B	83	
(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