



Benhall, Suffolk

Guide Price £529,000

- Exceptional Family Home
- Open Plan Kitchen / Dining Room
- Oil Central Heating
- Landscaped Wrap Around Garden
- Driveway & Carport
- Double Glazing
- Triple Aspect Sitting Room
- Splendid Fitted Garden Room
- EPC - B

Main Road, Benhall

An exceptional linked-detached, family home with delightful wrap around garden. The popular village of Benhall is well placed and lies about one and a half miles from the centre of Saxmundham, which itself offers a good range of shops set in a traditional High Street setting, as well as healthcare facilities, library and sports clubs. 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 half a mile from the property. Benhall has a primary school 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: C



DESCRIPTION

An extended and beautifully presented linked-detached family house with stunning landscaped garden and situated on a private estate of nine dwellings at the southern edge of the village. The well-planned accommodation with double glazing and oil fired central heating includes entrance hall with oak flooring which continues throughout the ground floor and into the triple aspect sitting room complete with fireplace, wood burner and French doors opening to the raised deck and stunning wrap around garden. The garden is a particular feature designed to take full advantage of this secluded corner plot with a wealth of planting, sandstone paved terrace enjoying westerly aspect and superb garden room. The well equipped kitchen has integrated appliances and wood block worksurfaces opening into a large dining room with French doors opening into the garden. On the first floor, the property has a splendid return landing with Juliet style balcony (non-opening) to the front. A generously proportioned master bedroom has an ensuite shower room. Two further bedrooms and a well fitted bathroom competes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Oak flooring. Staircase rising to first floor.

CLOAKROOM

White suite comprising W.C. and hand basin. Oak flooring. Storage and recessed shelving.

KITCHEN

Oak flooring. Shaker style fitted kitchen with cupboards, drawers and wall cupboards. Woodblock work surfaces with sink unit and mixer tap and tiled surrounds. Fitted electric oven and induction hob with cooker hood over. Integrated washing machine and dishwasher. Free standing fridge/freezer. Window overlooking the front garden. Opening to:

DINING ROOM

Understairs storage cupboard. Windows and French doors opening to the garden.

SITTING ROOM

A triple aspect room with central brick fireplace, hearth, mantle and fitted woodburning stove. Double glazed windows overlooking garden to the front and rear and French doors opening onto the raised deck.

FIRST FLOOR LANDING

A return landing with Juliet style balcony window to front. Store/wardrobe cupboard.

PRINCIPAL BEDROOM

Window to front elevation.

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, hand basin, W.C. unit with storage, shelving, wall tiling and heated towel rail. Double glazed window to rear.

BEDROOM

Window to front.

BEDROOM

Window to rear.

BATHROOM

White suite comprising panelled bath, with hand held shower, hand basin and W.C unit. Walli tiling and heated towel rail. Window to rear.

OUTSIDE

Shotts Meadow, a private estate of nine dwellings, leads to a shingle driveway and a carport providing parking for several vehicles. To the front a landscaped garden is laid to lawn bordered by fencing and laurel hedge. To the rear a sandstone pathway with integrated lighting leads to the front entrance door. To the side and rear the beautifully presented landscaped garden is principally laid to lawn with a wealth of planting, and mature shrubs. A sandstone terrace enjoys a south westerly aspect with pergola and raised beds continuing to a raised decked area leading to:

GARDEN ROOM

With fitted kitchen units, integrated fridge, work surfaces, island and seating

area. The garden room is also equipped with a boarded loft space with loft ladder. To the front of the former garage are double doors opening to a bike storage area.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C. Details can be obtained from the East Suffolk Council.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

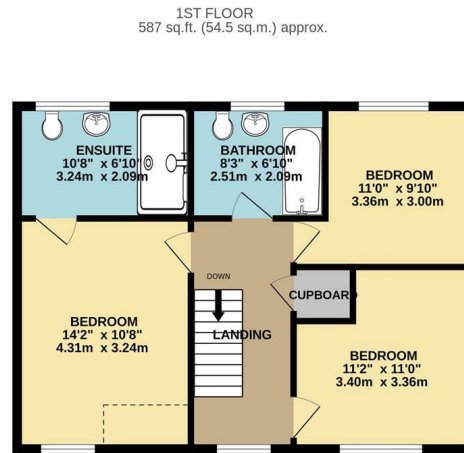
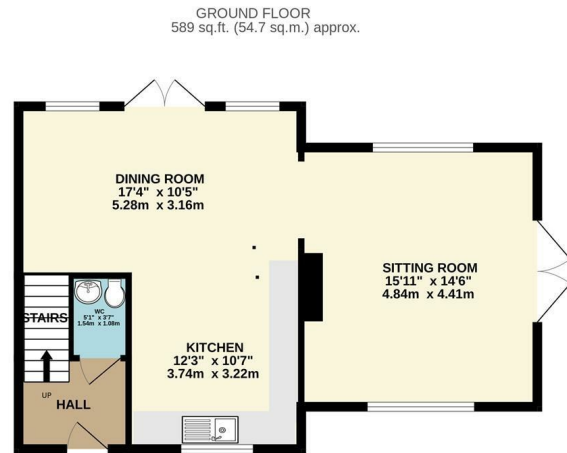
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20560/RDB.

FIXTURES & FITTINGS

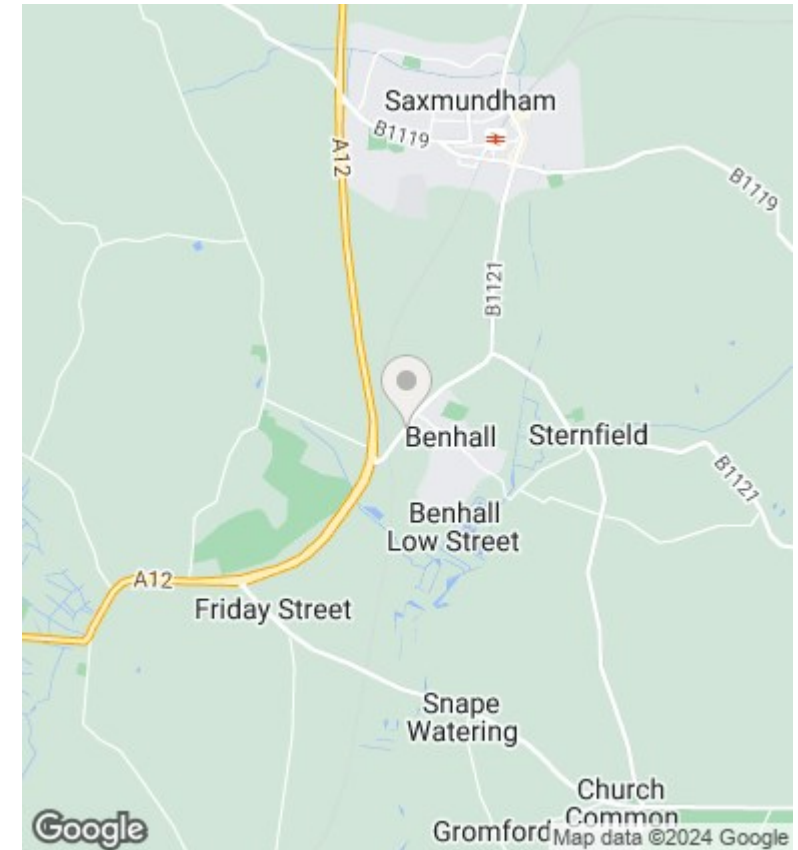
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TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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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		
(81-91)	B	85	88
(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