



Benhall, Suffolk

Guide Price £385,000

- Three Bedrooms Two Bathrooms
- Driveway, Garage & Store + Additional Parking
- Wood Burner & Oak flooring
- EPC - Awaiting
- No Onward Chain
- Stylish Kitchen with Integrated Appliances
- Double Glazing & Oil Central Heating
- Immaculate Presentation
- Village Green Location
- Hard Landscape Garden with Veranda

Benhall Green, Benhall

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: C



DESCRIPTION

Situated in this peaceful country lane opposite Benhall Green is The Lilies, a semi-detached house offered as no onward chain, having been extensively renovated by the current owners creating a family home of exceptional quality. Set back from the road behind willow fencing and raised planted borders, a block paved driveway provides off road parking for two vehicles and access to a detached garage (5.50m x 2.95) and attached store (5.50m x 1.20m), both with electric supply. From the driveway, paved steps lead to the front entrance door and to the hard landscaped garden, complete with well stocked raised borders, paving, artificial lawn and a splendid covered seating area. A right of way past the adjoining property leads to a further parking area within which The Lilies has two parking spaces. The beautifully presented accommodation with oil fired central heating and double glazing features:

ACCOMMODATION

ENTRANCE LOBBY

Entrance door and double glazed windows to either side. Panel glazed door to:

HALLWAY

Staircase to first floor with cupboard below housing oil fired central heating boiler. Tiled floor. Oak finished doors open to:

CLOAKROOM

White suite comprising hand basin with mixer tap and storage cupboard below. WC. Opaque double glazed window. Tiled floor.

KITCHEN

Fitted with a range of gloss white finished base and wall cupboard with quartz work surfaces and up stands; stainless steel single drainer sink unit with mixer tap; water softener (externally housed); varied drawers, larder and carousel units. Integrated appliances include

fridge/freezer; dishwasher; electric oven and induction hob with quartz splash back and cooker hood; microwave and plumbing for washing machine. Double glazed window to front elevation.

SITTING / DINING ROOM

A double reception room divided into sitting and dining room with double glazed windows and casement doors opening to the rear. Fireplace with hardwood mantle and wood burning stove. Engineered oak flooring.

FIRST FLOOR

LANDING

Built in airing cupboard, double glazed window to side elevation. Oak finished internal doors open to:

BEDROOM

Double glazed windows to side and rear elevations. Lobby area to:

ENSUITE

White suite comprising shower cubicle with hand held and overhead showers; aqua board surround; hand basin with mixer tap and storage below; WC and double glazed window; heated towel rail and tiled floor.

BEDROOM

Double glazed window to front elevation.

BEDROOM

Double glazed window to front elevation.

BATHROOM

White suite with double end bath, hand basin with mixer tap and storage below; WC and opaque window. Tiled floor and heated towel rail.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains electricity, water, drainage and oil central heating.

VIEWING ARRANGEMENT

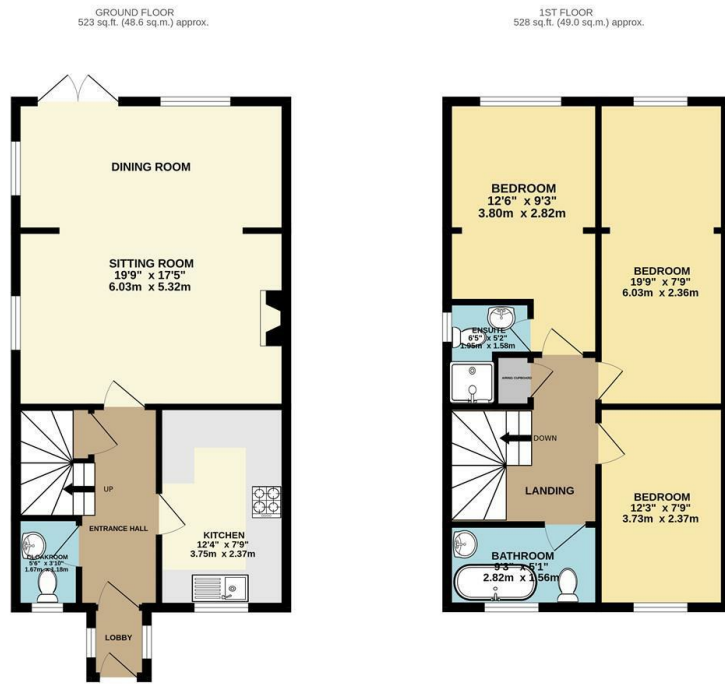
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20589/RDB.

FIXTURES & FITTINGS

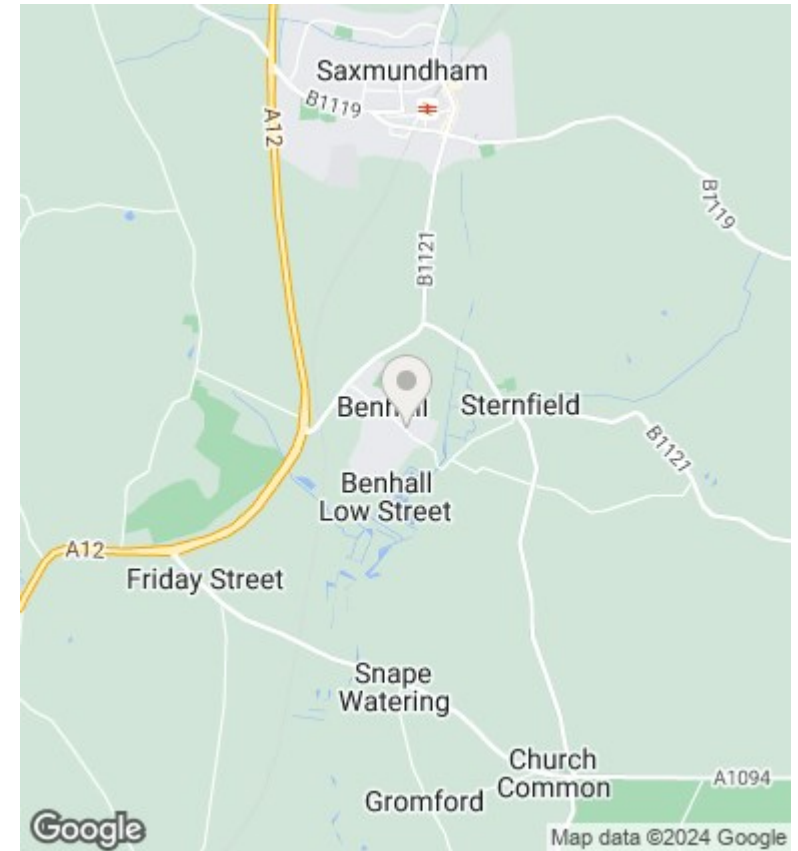
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TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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