



## Darsham, Saxmundham

Guide Price £525,000

- Four Bedrooms
- Village Centre
- Oak Floors Throughout the Ground Floor
- EPC - Awaiting
- Cottage Style Family Home
- Two Reception Rooms
- Large Kitchen / Breakfast Room
- Parking & Garage
- Cloakroom & Utility Room
- Oil Fired Central Heating

# The Street, Darsham

An individual detached cottage style family home situated in the centre of this well served village. Perfect for access to the Heritage Coast, the village of Darsham is located off of the A12 and close to Areas of Outstanding Natural Beauty, forming part of the Heritage Coastline, just some four miles from Dunwich Beach and the RSPB Reserve at Minsmere. Boasting golf courses and opportunities for sailing and boating, all within easy driving distance. The village has the excellent 'The Fox' public house and Darsham railway station and service station are within one mile.



Council Tax Band: E



## DESCRIPTION

Situated in the village centre is this attractive cottage style detached family home of rendered elevations below pantile covered roofs. Screened from the road by high hedgerow, a driveway provides off road parking and access to the large single garage, which directly leads to the house and rear garden. To the rear is large, south facing paved patio and lawned garden, bordered by a wealth of flowering plants and shrubs. The accommodation with oil fired central heating and double glazing features:

## ACCOMMODATION

### STORM PORCH

Entrance door to:

### ENTRANCE HALL

Oak floor which continues throughout the ground floor. Cloaks cupboard. Staircase rising to the first floor galleried landing.

### SITTING ROOM

Windows to front and side with casement doors opening to the garden. Recessed fireplace with wood burning stove.

### LIVING ROOM / STUDY

Window to front elevation.

### CLOAKROOM

Suite comprising hand basin and W.C. Window to side elevation.

### KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall cupboards, wood block work surfaces and single drainer sink unit. Fitted electric range cooker with extractor canopy over. Concealed dishwasher. Windows to side and rear. Door to garage.

## UTILITY ROOM

Matching base cupboard and wood block work surfaces with sink unit. Plumbing for washing machine. Window and glazed entrance door to the rear garden.

## FIRST FLOOR

### GALLERIED LANDING

Roof light and storage cupboard.

### PRINCIPAL BEDROOM

Window to front elevation. Wardrobe recess.

### ENSUITE SHOWER ROOM

White suite comprising tiled shower cubicle, hand basin and W.C. Heated towel rail.

### BEDROOM TWO

Window overlooking the garden.

### BEDROOM THREE

Window to front elevation.

### BEDROOM FOUR

Window to side elevation.

## BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C. Heated towel rail. Window to rear elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains electricity & water. Drainage TBC.

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20640/RDB.

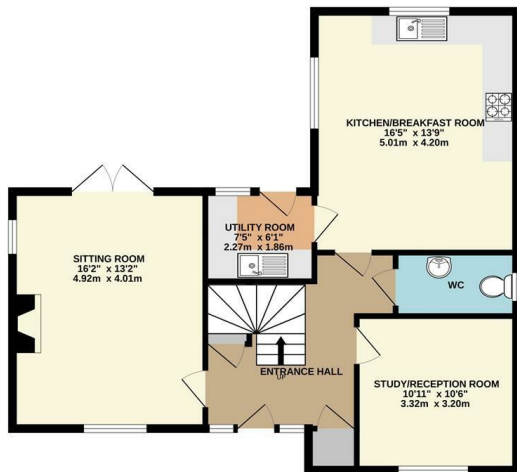
## FIXTURES & FITTINGS

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.

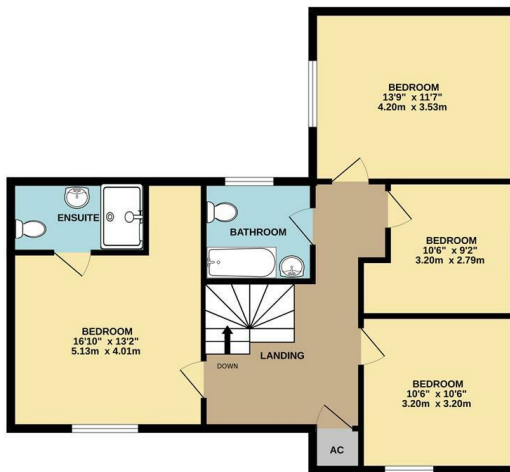




GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

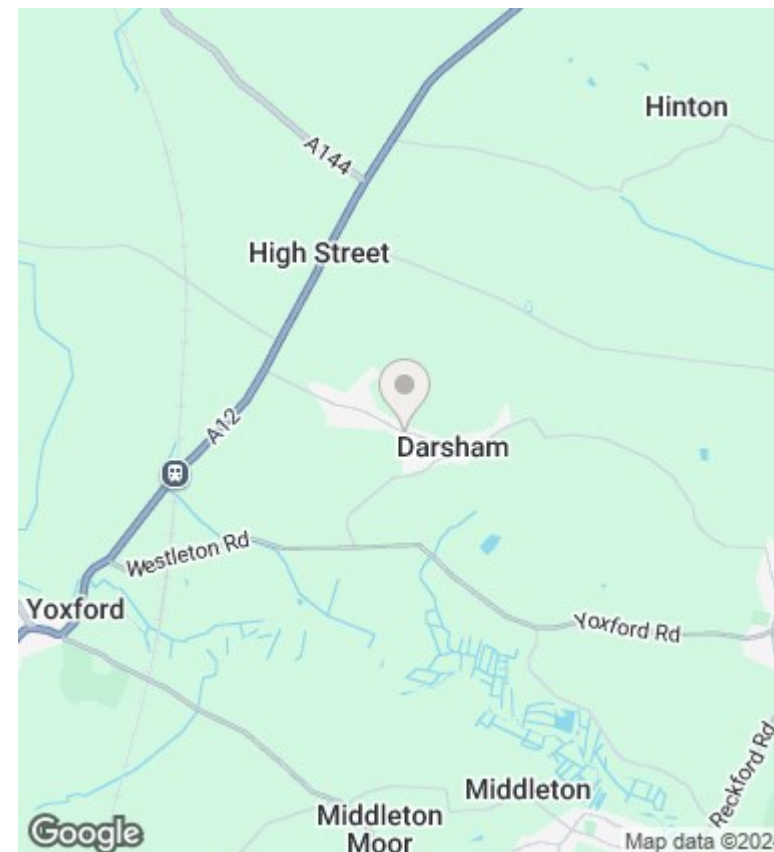


1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)