



## Saxmundham,

Offers In Excess Of £300,000

- No Onward Chain
- Driveway & Garage
- Fitted Kitchen / Diner
- Three Well Proportioned Bedrooms
- Hard Landscaped Garden
- Gas Central Heating & Double Glazing
- Immaculate Presentation
- Large Principal Bedroom with Ensuite
- EPC - B

# Montagu Drive, Saxmundham

An immaculately presented and spacious semi detached home situated in the popular town of Saxmundham. The market town of Saxmundham lies just off the A12, offering a good range of traditional shops in its High Street centre and 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: C



## DESCRIPTION

A particularly spacious and well presented modern semi-detached home with accommodation over three floors, gas central heating, double glazing and an attractive landscaped garden. Set back from the road screened by hedgerow, the property features an entrance hall, cloakroom, fitted kitchen/dining room and living room opening to the rear garden. To the first floor, the landing leads to two bedrooms and the family bathroom. An enclosed staircase leads to the second floor comprising a very large principal bedroom suite with vaulted ceiling, fitted wardrobes and an ensuite shower room. To the rear of the property is an attractive landscaped garden with paved patio and footpaths, second circular patio, pergola shingle and stepping stones interspersed with variety of flowering plants, shrubs and trees. A pathway leads between the house and garage to the front garden, laid to lawn with hedgerow. A block paved driveway provides off road parking and access to the garage (5.45m x 2.90m) with up & over entrance door and side entrance door, power points and lighting.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to first floor with storage cupboard below.

### CLOAKROOM

White suite comprising close coupled W.C. and hand basin with mixer tap with tiled splashback. Extractor fan.

### KITCHEN / DINING ROOM

Fitted with base units and wall cupboards, work surfaces with upstands and inset one and a half bowl stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Fitted oven and gas hob with stainless steel splash back and cooker hood over. Window to front elevation.

## SITTING ROOM

Deep windows and casement doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Second enclosed landing with window to front elevation and staircase to second floor.

### BEDROOM TWO

Window to rear elevation.

### BEDROOM THREE

Window to front elevation.

## BATHROOM

White suite comprising panelled bath with tiled surround. Pedestal hand basin with mixer tap and tiled splash back. W.C. Extractor fan.

## SECOND FLOOR

### PRINCIPAL BEDROOM

High vaulted ceiling. Window to front elevation. Fitted mirror fronted wardrobes.

### ENSUITE SHOWER ROOM

White suite comprising tiled shower cubicle, pedestal wash hand basin with tiled splash back and mixer tap, close coupled W.C. Extractor fan. Roof light.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

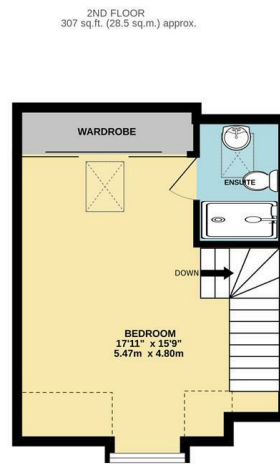
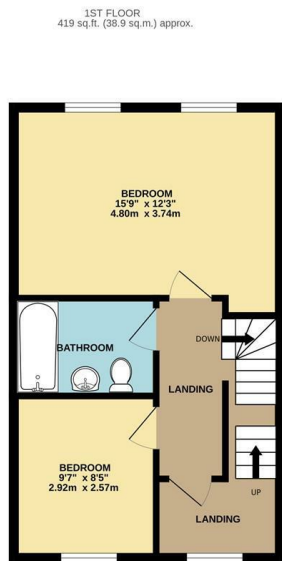
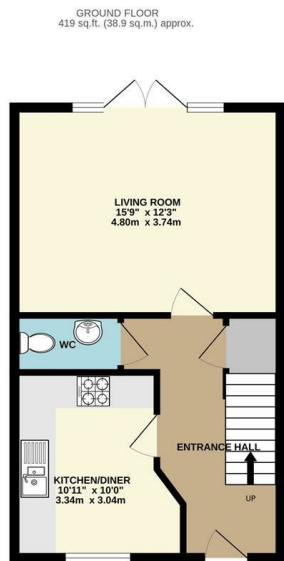
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20647/RDB.

## 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.







TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(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](http://www.epcregister.com)