



## Saxmundham,

Guide Price £415,000

- Spacious Detached Family Home
- Double Garage
- Ensuite to Principal Bedroom
- EPC - D
- Four Bedrooms
- Driveway
- Two Reception Rooms
- Backing onto Woodlands
- Landscaped Gardens
- Double Glazing

# Keats Close, Saxmundham

The market town of Saxmundham lies just off the A12. It offers 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 Street.



Council Tax Band: E



## DESCRIPTION

We are delighted to be able to offer for sale this spacious executive four-bedroom detached property. This immaculate family home has been improved by the current owners and boasts both a spacious lounge, separate dining room, and a re fitted kitchen breakfast room with island. The property also benefits from four well sized bedrooms with en-suite and dressing area to master bedroom. Externally the property backs onto woodlands with a mature split level landscaped rear garden. The property also benefits from a driveway with parking for up to four cars and a double garage. Viewing is essential.

## ACCOMMODATION

Door and double glazed side pane to;

## ENTRANCE HALL

Stairs to first floor with tiled flooring, door to storage cupboard and a single radiator. Doors to:

## CLOAKROOM

Two piece suite comprising comfort height W.C, wash hand basin, tiled flooring and radiator. Double glazed window to rear aspect.

## LOUNGE

Featuring a fireplace with gas fire inset, two double radiators, and a double glazed walk in bay window to front aspect.

## DINING ROOM

Double glazed sliding patio doors to rear aspect with a double radiator.

## KITCHEN / BREAKFAST ROOM

Refitted with a range of base and wall mounted units; one and a half sink and drainer unit; fitted oven, hob and extractor; plumbing for automatic washing machine; space for tumble dryer and dishwasher. With tiled flooring, radiator and double glazed windows to front and rear aspect.

## LANDING

With access to loft, radiator and door to airing cupboard. Double glazed window to front aspect. Doors to:

## PRINCIPAL BEDROOM

Double glazed window to rear aspect with double radiator, opening to:

## DRESSING AREA

Two double wardrobes with built in dressing table, door to:

## ENSUITE

Three piece suite comprising comfort height W.C, vanity wash hand basin, double width shower cubicle and radiator. Double glazed window to side aspect.

## BEDROOM TWO

With built in wardrobes and radiator. Double glazed window to front aspect.

## BEDROOM THREE

With double glazed window to rear aspect and radiator.

## BEDROOM FOUR

With double glazed window to front aspect and radiator.

## ENLARGED BATHROOM

Three piece suite comprising comfort height W.C, vanity wash hand basin, bath and heated towel rail. With fully tiled walls and a double glazed window to rear aspect.

## OUTSIDE

The front garden is enclosed, mainly laid to shingle with a paved path to the front door. The rear garden is landscaped with a patio area, shingled bed areas with a variety of trees and shrubs, water feature and paved steps leading to the elevated deck area, again with mature

trees and shrubs. A courtesy door leads to the double garage. The driveway has parking for up to four cars, leading to the double sized garage with power and light. (One garage door has been replaced with a double glazed window).

### **TENURE**

Freehold.

### **OUTGOINGS**

Council Tax Band currently E.

### **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: 20662/RDB.

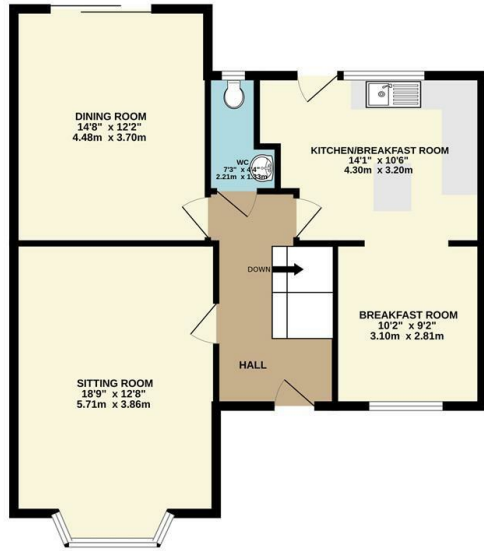
### **FIXTURES & FITTINGS**

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.

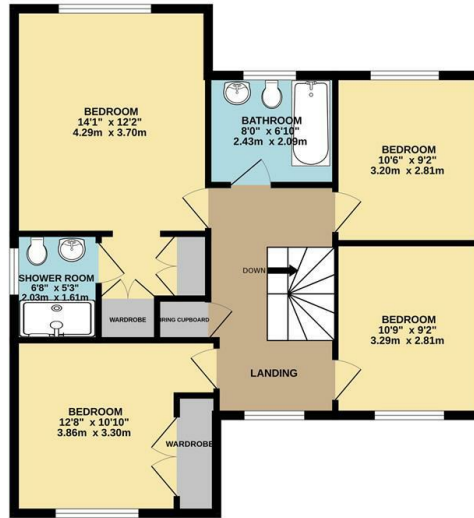




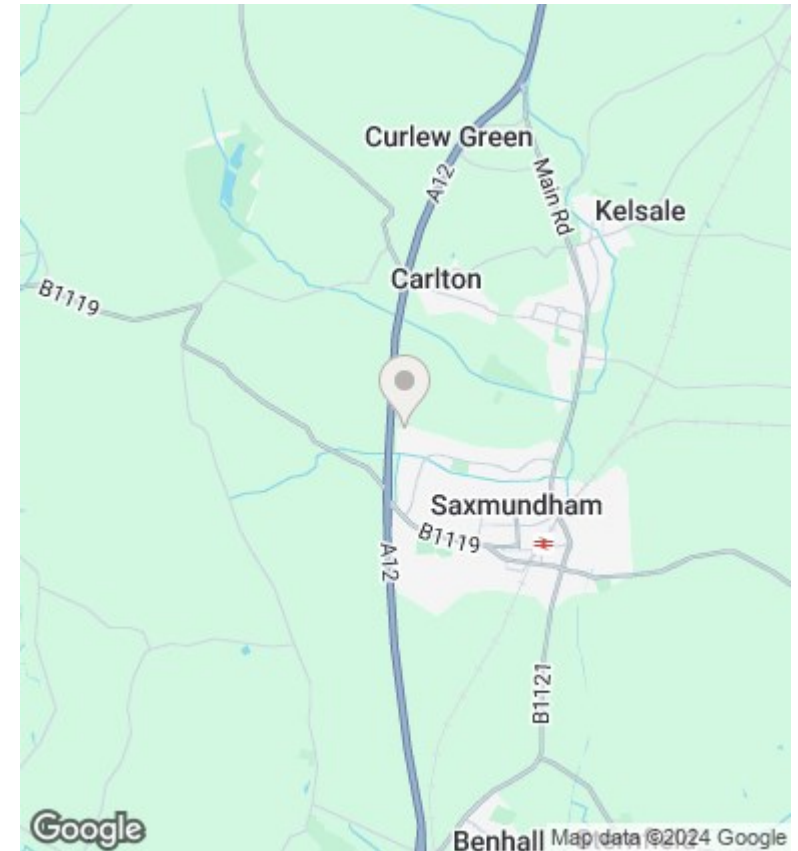
GROUND FLOOR  
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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)