



Darsham, Saxmundham

Offers In Excess Of £600,000

- Four Bedrooms
- Driveway for Four Vehicles
- Large Kitchen/Dining Room
- EPC - B
- Overlooking Village Green
- Study & Cloakroom
- Double Glazing
- Spacious Double Garage
- Two Ensuite Shower Rooms
- Oil Fired Central Heating

Millfields, Darsham

Overlooking the green in this popular village location, is this elegant and spacious four bedroom detached family home. 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.

 4  3  2  B

Council Tax Band: F



DESCRIPTION

An elegant and spacious detached family home, situated on a small select development overlooking the green of this popular East Suffolk Village. The well planned accommodation with double glazing and oil fired central heating offers well proportioned rooms over looking the generous gardens. Set back from the road behind a lawned garden and hedgerow, to the rear a driveway provides off road parking for at least four vehicles and access to a spacious double garage. The spacious reception hall leads to the study, cloakroom, large fitted kitchen/dining room and utility room. The sitting room has an imposing brick fireplace and French doors opening out to the good sized rear garden. To the first floor are the four generously proportioned bedrooms. The principal bedroom and second bedroom offer an ensuite and the two further bedrooms and a family bathroom completes the accommodation.

ACCOMMODATION

RECEPTION HALL

Staircase to first floor with cupboard below. Large cloaks cupboard.

STUDY

Window to front elevation.

CLOAKROOM

White suite comprising hand basin and W.C. Tiled floor.

SITTING ROOM

Window to front elevation and French doors opening to the rear garden. Brick fireplace with pammments tiled hearth.

KITCHEN/DINING ROOM

Fitted with a range of base and wall cupboards; polished stone work surfaces with upstands and single drainer sink unit; fitted electric range cooker with stainless steel splash back and cooker hood over;

concealed fridge/freezer and dishwasher. Windows over looking front and rear gardens.

UTILITY ROOM

Fitted with matching base and wall units with integrated washing machine. Rear entrance door.

FIRST FLOOR

LANDING

Built in airing cupboard.

PRINCIPAL BEDROOM

Window to front elevation overlooking the green. Built in wardrobe.

ENSUITE

White suite comprising shower cubicle, hand basin and W.C. Tiled surrounds and heated towel rail. Window to front elevation.

BEDROOM TWO

Window over looking the rear garden. Built in wardrobe.

ENSUITE

White suite comprising shower cubicle, hand basin and W.C. Tiled surrounds and heated towel rail. Window to front elevation.

BEDROOM THREE

Window over looking the rear garden. Built in wardrobe.

BEDROOM FOUR

Window over looking the front garden with a view over the green. Built in wardrobe.

BATHROOM

White suite comprising panel bath, hand basin and W.C. Tiled surrounds and heated towel rail. Opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently F.

SERVICES

Mains water, electricity 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: 20666/RDB.

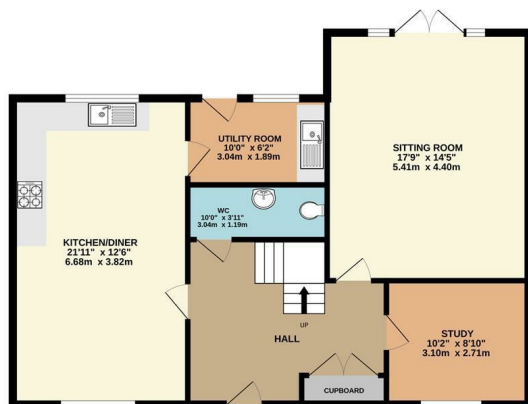
FIXTURES & FITTINGS

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.

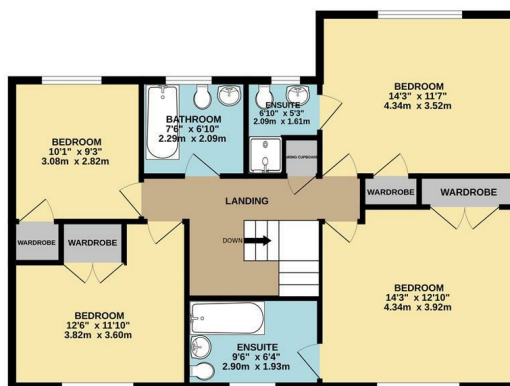




GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.

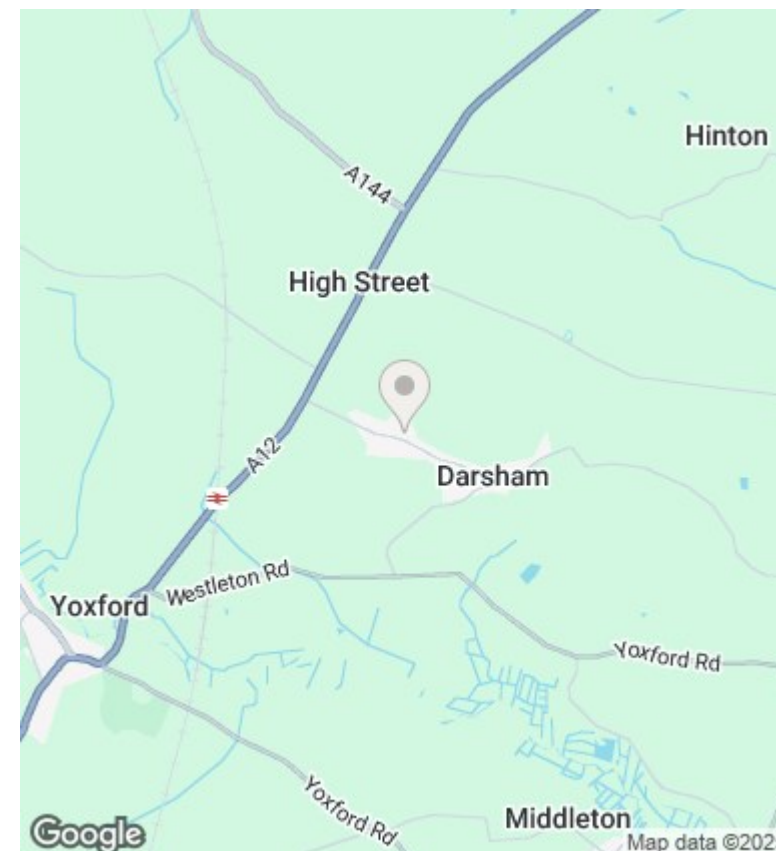


1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 1741 sq.ft. (161.7 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.
Made with Metropix ©2024



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		92
(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