



## Saxmundham,

Guide Price £440,000

- Four Bedrooms
- Off Road Parking
- Sixteen Solar Panel Array
- EPC - D
- Immaculate Presentation
- Landscaped Rear Garden
- Conservatory
- Double Garage
- Two Ensuites
- Studio / Garden Room

# Thurlow Close, Saxmundham

A stylish and well presented detached family home with a hard landscaped rear garden, double garage, studio/games room and large solar panel array, situated on the ever popular Brook Farm estate. The market town of Saxmundham lies just off the A12 with 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, offers hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: E



## DESCRIPTION

A particularly well presented modern detached family house with gas central heating, double glazing and 16 panel solar array together with battery storage. The accommodation features a spacious entrance hall; cloakroom; double aspect sitting room with fireplace and patio doors opening to the semi circular conservatory and hard landscaped garden. The spacious second reception room is utilised as a study with fitted desks and storage, with a bay window overlooking the front garden. The large kitchen/dining/living room is particularly spacious, with a smart fitted kitchen and opens to a utility space, fitted with a wide range of storage and casement doors opening to the garden. To the first floor, the principal bedroom has fitted wardrobes, dressing room and ensuite shower room. The second bedroom also has an ensuite shower room and two further bedrooms served by a family bathroom which complete the accommodation. To the rear is a predominately paved garden with sleeper edged lawn. A large garden room with internal and external power supply makes for an excellent games or hobby room. A side entrance door opens to the double garage and parking area complete with electric car charging point.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to first floor. Understairs cupboard.

### CLOAKROOM

White suite comprising free standing hand basin and W.C, tiled surrounds.

### STUDY / SECOND RECEPTION ROOM

Bay window overlooking the front garden. Fitted with twin desks, storage and shelves.

### SITTING ROOM

Fireplace, window overlooking the front garden. Patio doors opening to:

### CONSERVATORY

Double glazed windows and doors opening to the garden.

## KITCHEN / DINING ROOM

A particularly spacious room with the kitchen area fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit with mixer tap and tiled surrounds Fitted gas hob with cooker hood and electric double oven. Window overlooking the front garden. Utility area with ample storage, plumbing for washing machine and casement doors opening to the rear garden. Dining/seating area with window overlooking the rear garden.

## FIRST FLOOR LANDING

### BEDROOM

Range of panelled and part mirrored fitted wardrobes. Window to rear. Archway to:

### DRESSING ROOM

Window to front. Door to:

### ENSUITE

White suite comprising shower cubicle, hand basin and W.C. Floor and wall tiling. Opaque window to front.

### BEDROOM TWO

Window to front.

### ENSUITE

White suite comprising shower cubicle, hand basin and W.C. Window to front.

### BEDROOM THREE

Window to rear. Fitted wardrobes and desk.

### BEDROOM FOUR

Window to rear. Fitted wardrobes and desk.

### BATHROOM

A spacious bathroom with white suite of panel bath, hand basin and W.C, window to rear.

### OUTSIDE

Approached from the rear, a hand gate adjacent to the double garage open

to the rear garden which is predominately paved with sleeper edge lawn. Large timber studio building, internal and external electric supply. The front garden is laid to lawn with borders and screening hedgerow. And side access gate.

### **TENURE**

Freehold.

### **OUTGOINGS**

Council Tax currently Band E.

### **SERVICES**

Mains gas, electricity, water and drainage.

### **VIEWING ARRANGEMENT**

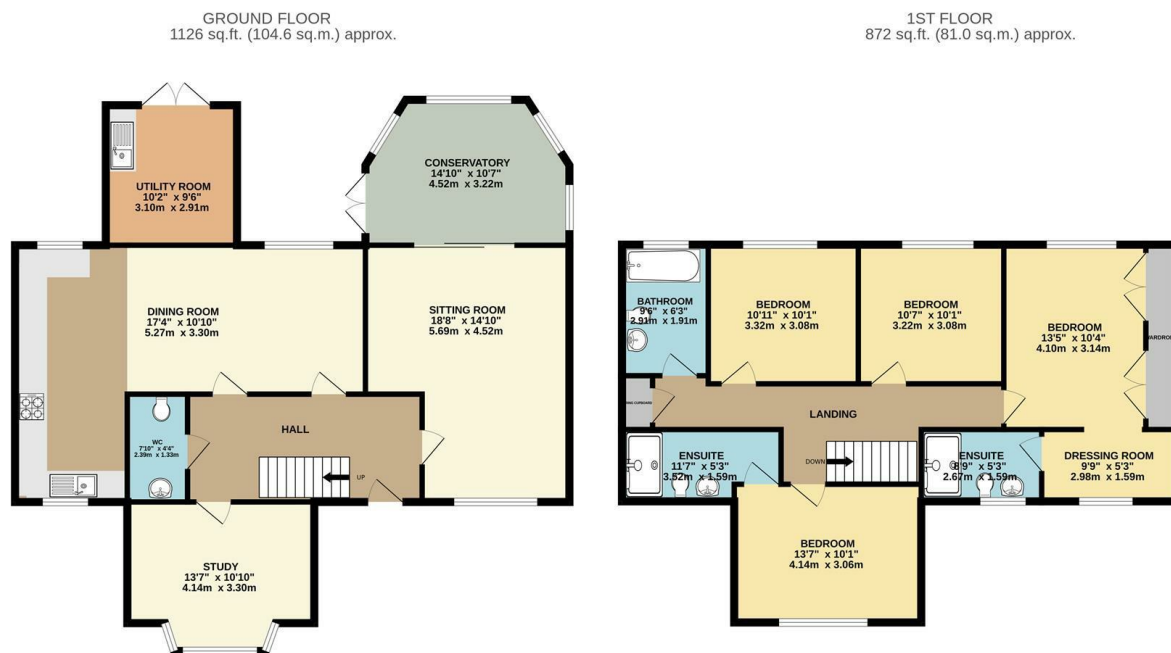
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20627/RDB.

### **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.



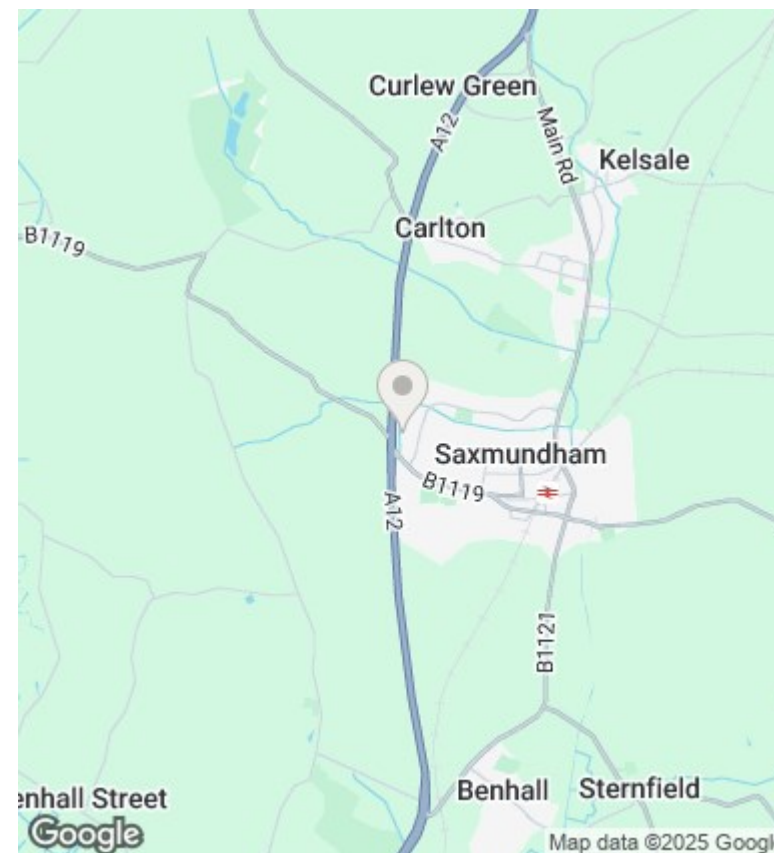




TOTAL FLOOR AREA: 1998 sq.ft. (185.6 sq.m.) approx.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</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>		
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)