



Saxmundham,

Offers In Excess Of £725,000

- Exceptional Family Home
- Triple Garage with Annexe over
- Study, Utility & Two Cloakrooms
- Five Bedrooms & Two Bathrooms
- Two Large Reception Rooms
- Inglenook Fireplaces
- Private Gardens 1/2 of an Acre
- Superb Kitchen/Breakfast Room
- EPC - Awaiting

The Spinney, Saxmundham

A beautifully presented 'Potton' house set in 1/2 of an acres of private gardens situated in a private road of four houses a short walk for the centre of the popular and well served market town.

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, dentists, surgeries, and Waitrose and Tesco supermarkets. The local railway station which lies just a short walk of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: G



DESCRIPTION

A beautifully presented 'Potton' house, situated in a private road of four houses a short walk for the centre of the popular and well served market town. Potton houses are well known for their Tudor style timber frames with exposed posts and beams, Inglenook fireplaces, latch doors opening to well proportioned individual rooms creating great charm and character in this substantial modern family home. Set back from the road and access via a gated driveway, ample parking and access to a triple garage with annex over, Sage Cottage stands in private gardens extending to 1/2 of an acre (subject to measured survey) enjoying a westerly and easterly aspect with extensive lawns with wide paved patio and borders, planted with a wealth of flowering plants roses and shrubs. Presented in excellent order throughout the accommodation features:

ACCOMMODATION

RECEPTION HALL

Staircase rising to the first floor and galleried landing. Storage underneath stairs.

CLOAKROOM

Suite comprising hand basin and W.C.

STUDY

Window overlooking the front garden.

SITTING ROOM

Triple aspect over looking the gardens to front and side. Imposing inglenook fireplace with timber bressummer and wood burning stove. An open lobby connects the sitting and living/dining rooms with side entrance door and storm porch opening to the garden on one side.

LIVING/DINING ROOM

Substantial brick inglenook fireplace with timber bressummer and pament tiled hearth. Casement doors open to the conservatory.

CONSERVATORY

Double glazed, tiled floor, side entrance door and casement doors opening to a wide paved patio and the garden.

KITCHEN/BREAKFAST ROOM

Fitted with a high quality range of base and wall cupboards, polished granite work surfaces with tiled surround and two sink units. Gas & electric range cooker with cooker hood over. Concealed larder fridge and dishwasher. Windows over looking the gardens.

UTILITY ROOM

Matching base and wall cupboards, work surfaces with enamel single drainer sink unit. Plumbing for washing machine and space for tumble dryer. Entrance door to a rear porch.

CLOAKROOM

Suite comprising hand basin and W.C.

FIRST FLOOR

GALLERIED LANDING

Linen cupboard with slatted shelves.

BEDROOM

Twin walk in wardrobes. Window overlooking the front garden.

ENSUITE

White suite comprising double end bath, tiled shower cubicle, hand basin with storage below and W.C. Floor and wall tiling. Underfloor heating.

BEDROOM

Window to side elevation.

BEDROOM

Window to rear elevation.

BEDROOM

Window to rear elevation. Built in wardrobe.

BEDROOM

Window to rear elevation. Built in wardrobe.

BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C.

TRIPLE GARAGE & ANNEXE

A detached garage block with three sets of entrance doors, power points lighting and heating. Windows at either gable and side entrance door to the garden. A covered external staircase rises to a veranda with entrance door to the Annexe; open plan kitchen/living room/bedroom with dormer windows, fitted kitchen units and separate shower room.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently G.

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 Tel: 01728 633777 Ref: 20677/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.

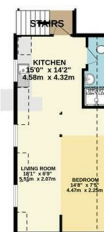




GROUND FLOOR
2223 sq.ft. (206.6 sq.m.) approx.

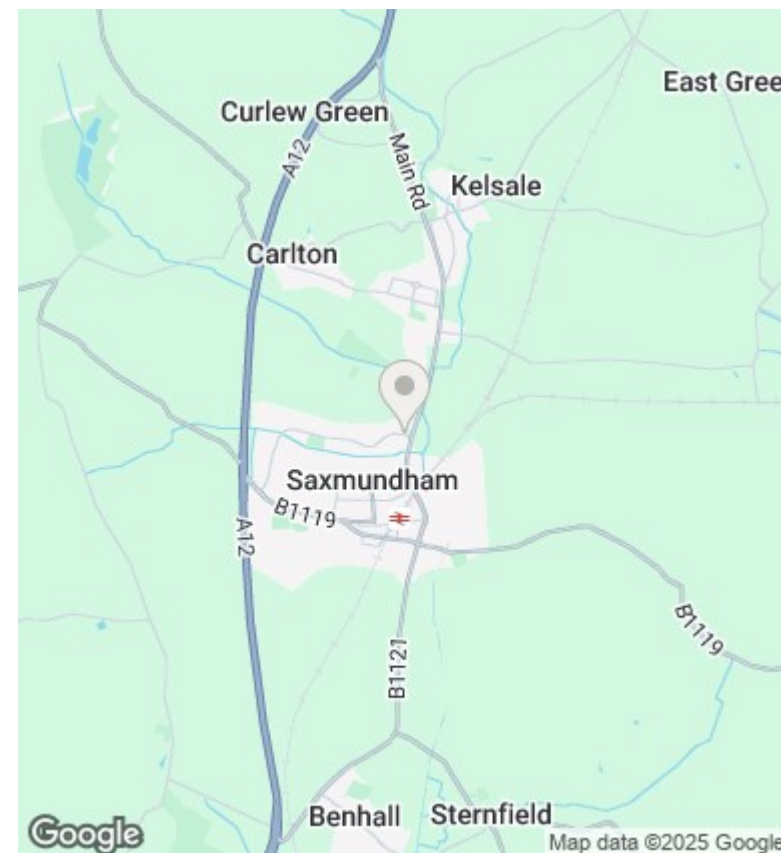


1ST FLOOR
1624 sq.ft. (150.9 sq.m.) approx.



TOTAL FLOOR AREA: 3848 sq.ft. (357.5 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) A		
(81-91) B		
(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