



## Saxmundham,

Guide Price £265,000

- Three Bedrooms
- Gas Central Heating
- EPC - B
- Off Road Parking
- Double Glazing
- Walking Distance to Town Centre
- Large Garden

# Hornbeam Road, Saxmundham

Well presented modern semi detached three bedroom house situated on the ever popular Grange Farm estate walking distance from the town centre and railway station. Saxmundham 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, dentists, surgeries, and 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:





## DESCRIPTION

### Description

A well presented modern semi detached family home situated on the ever popular Grange Farm estate development by Hopkins Homes at the edge of Saxmundham, walking distance to the supermarkets, town centre and railway station. A shingle driveway provides off road parking and access to the generous sized rear garden. The well planned accommodation with gas central heating and double glazing features an entrance hall with cloakroom, open plan living room and fitted with a stylish kitchen. A casement door open to the large enclosed lawn garden. To the first floor there are three well proportioned bedrooms and family bathroom completes the accommodation.

### Accommodation

#### Entrance Hall

Staircase rising to the first floor landing with storage cupboard below.

#### Cloakroom

Fitted with a white suite comprising hand basin with mixer tap and tiled splash back and W.C. Window to side elevation.

#### Open Plan Living Room & Kitchen

Fitted with base and wall cupboards, work surfaces and single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Fitted appliances include electric oven and gas hob with cooker hood over. Window and casement doors open to the rear garden.

#### First Floor

#### Landing

Built in airing cupboard.

#### Bedroom

Window to front elevation. Built in wardrobe.

#### Bedroom

Window to front elevation.

#### Bedroom

Window to rear elevation.

#### Bathroom

Fitted with a white suite comprising panel bath with mixer tap and shower attached as well as and overhead shower. Wall hung hand basin with mixer tap. W.C. Floor and wall tiling. Opaque window to the rear elevation.

#### Tenure

Freehold.

#### Outgoings

Council Tax Band currently C.

#### Services

Main gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

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: 20779/RDB.

## FIXTURES & FITTINGS

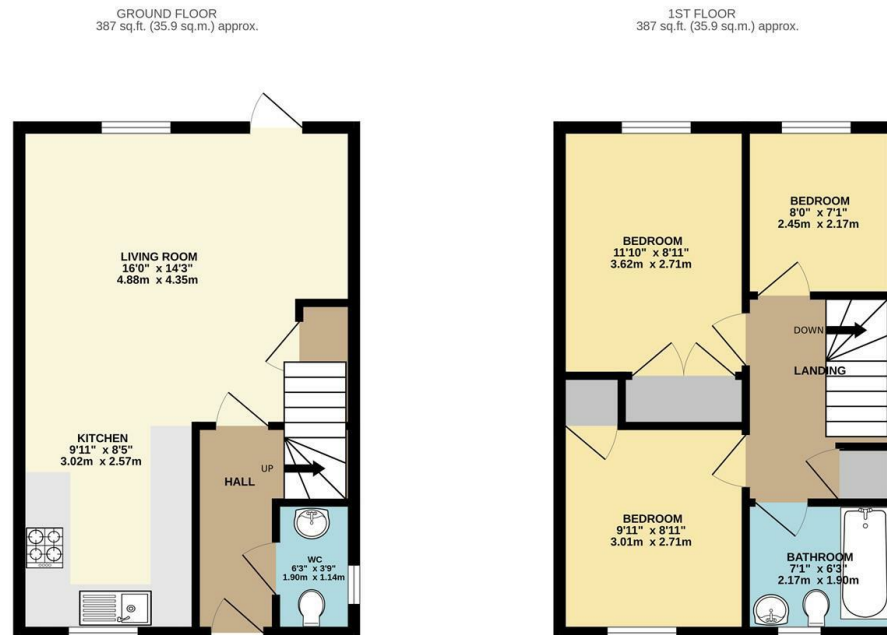
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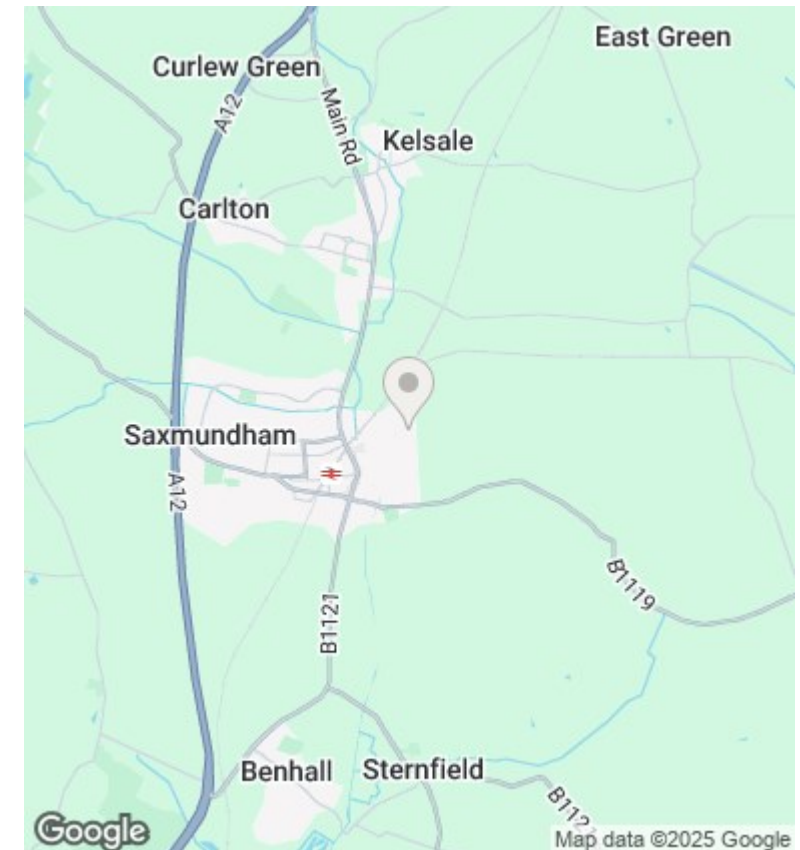






TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

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 operation 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>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		
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)