



## Saxmundham,

Offers In Excess Of £360,000

- Large South Facing Garden
- Double Glazing
- 3 Bedrooms
- Wide driveway & Detached Garage
- Kitchen/Diner
- Ensuite & Family Bathroom
- Gas Central Heating
- Utility Area & Cloakroom
- EPC -

# Oak Close, Saxmundham

Stylish detached family home with large South facing garden, ample off road parking and detached garage walking distance to the town centre. Saxmundham lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich



Council Tax Band: D





## DESCRIPTION

Flick & Son are delighted to be able to offer for sale this stunning three bedroom, detached home with landscaped south facing private garden and well sited overlooking a large green a short walk from the High Street and marketplace of this well served East Suffolk market town. A well presented family home with gas central heating and large double-glazed windows complete with shutters features entrance hall, cloakroom and double aspect living room opening into the garden. A stylish kitchen/diner with utility space opening to the rear paved patio and split level lawn garden. to the front and side is a large shingle driveway offering ample off road parking and access to a detached single garage. The first floor landing open to three bedrooms, en-suite shower room to the master bedrooms and a family bathroom completes the accommodation.

## ACCOMMODATION

### ENTRANCE HALL

Stairs to first floor.

### CLOAKROOM

White suite comprising hand wash basin and W.C.

### LIVING ROOM

Double-glazed windows to front. Casement doors open to the garden.

### KITCHEN/DINING ROOM

Double-glazed windows to front and rear aspects, door opening to the south facing garden. Fitted with a range of base and wall mounted units with work surfaces over with stainless steel sink

unit, tiled surrounds, electric oven and gas hob with extractor over. Utility area with matching floor and wall cupboards, work surfaces and plumbing for washing machine. Under stair storage cupboard.

### FIRST FLOOR LANDING

Airing and storage cupboards. Window overlooking the rear garden.

### BEDROOM

Double-glazed window overlooking the green to the front. Built-in wardrobe.

### ENSUITE

Double-glazed window to front aspect. White three-piece suite comprising pedestal wash hand basin, shower cubicle and low-level W.C.

### BEDROOM

Double-glazed window overlooking the green to the front.

### BEDROOM

Double-glazed window overlooking the rear garden.

### BATHROOM

Double-glazed window to rear aspect. White three-piece suite comprising pedestal wash hand basin, bath and low-level W.C.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains 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: 20833/RDB.

## FIXTURES AND 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.





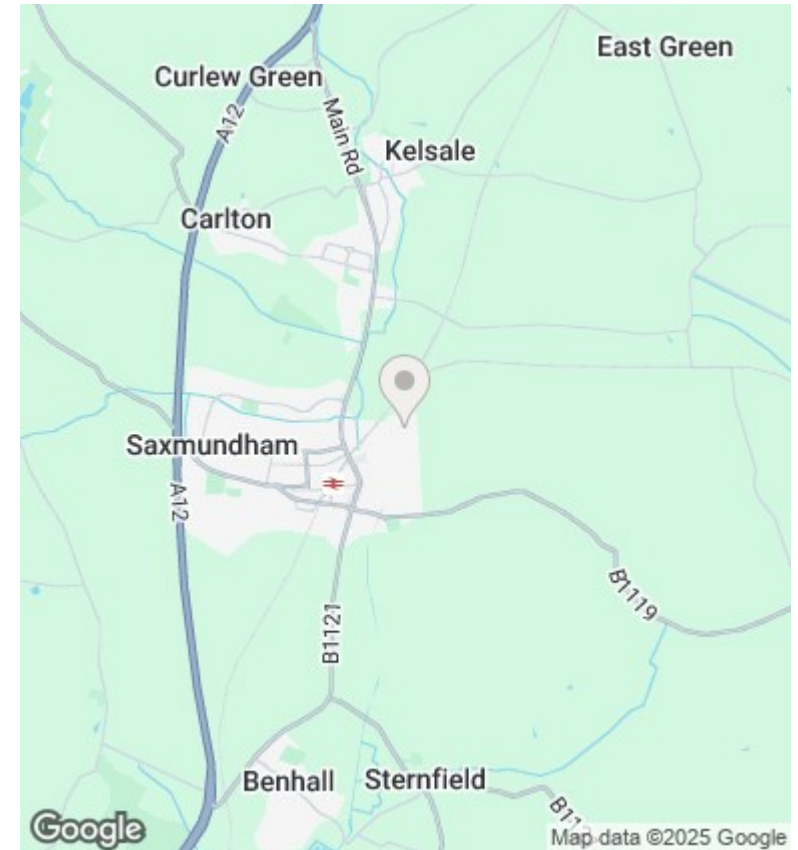


### Conveyancing, Surveys & Financial Services

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>94</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)