



## Benhall, Saxmundham

Guide Price £495,000

- Double Fronted Detached Home
- End of Cul de Sac Location
- Car Port & Workshop
- Three Double Bedrooms
- Stunning Gardens
- Double Glazing
- Generous Wrap Around Plot
- Ensuite to Principal Bedroom
- EPC - B



# Main Road, Benhall

An immaculate double fronted detached family home, set in a small private close at the village edge of Benhall. The popular village of Benhall is well placed and lies about one and a half miles from the centre of Saxmundham, which itself offers a good range of shops set in a traditional High Street setting. Saxmundham also offers healthcare facilities, a library and sports clubs. The railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich, whilst the A12 Great Yarmouth to London Road lies about half a mile from the property. Benhall has a primary school and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness, the RSPB Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.



Council Tax Band: E



## DESCRIPTION

A stunning double fronted detached home situated on a good sized corner plot. This home offers three double bedrooms with en suite and dressing area to master. Lounge/diner, kitchen/breakfast room and downstairs cloakroom. Early viewing is advised to appreciate this spacious home.

## ACCOMMODATION

### ENTRANCE HALL

Stairs to first floor with cupboard below housing water softener. Hardwood floor. Radiator. Doors to:

### CLOAKROOM

Sealed unit double glazed window to rear aspect. Two piece suite comprising low level W.C and vanity wash hand basin. Door to storage cupboard housing hot water cylinder. Plumbing for washing machine. Hardwood floor. Radiator.

### LOUNGE/DINER

Sealed unit double glazed window to front aspect. Sealed unit double glazed French doors to rear aspect. Feature fireplace with log burner. Hardwood flooring.

### KITCHEN/BREAKFAST ROOM

Sealed unit double glazed window to front aspect. Stable style door to rear aspect. Range of base and wall mounted units with work surfaces. One and a half sink and drainer unit. Fitted oven with hob and extractor. Fitted dishwasher. Radiator.

### LANDING

Featuring a full length Sealed unit double glazed windows to front and rear aspect. Two radiators. Loft access. Door to storage cupboard. Doors to:

## PRINCIPAL BEDROOM

Sealed unit double glazed window to front aspect. Two radiators. Walkway to dressing area with built in wardrobe. Door to:

### ENSUITE

Frosted sealed unit double glazed window to rear aspect, suite comprising walk in shower, low level W.C, pedestal wash hand basin. Hardwood floor. Radiator. Cabinet with shaver point.

### BEDROOM TWO

Sealed unit double glazed window to front aspect. Radiator.

### BEDROOM THREE

Sealed unit double glazed window to rear aspect. Radiator.

### BATHROOM

Sealed unit double glazed window to rear aspect. Four piece suite comprising low level W.C, vanity wash hand basin, bidet, walk in shower bath with seat. Heated towel rail. Hardwood floor. Cabinet with shaver point.

## OUTSIDE

The front garden is landscaped with paved paths to front door with shingled beds and a variety of trees and shrubs. Access via both sides of property lead to the rear garden. A double driveway leads to the car ports, of which one has been converted to a workshop with power and light. The rear garden wraps around the property and is mainly laid to lawn with trees and shrubs, along with a raised vegetable patch. A patio area sits in front of a summer house.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains electricity, water & 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: 20810/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.

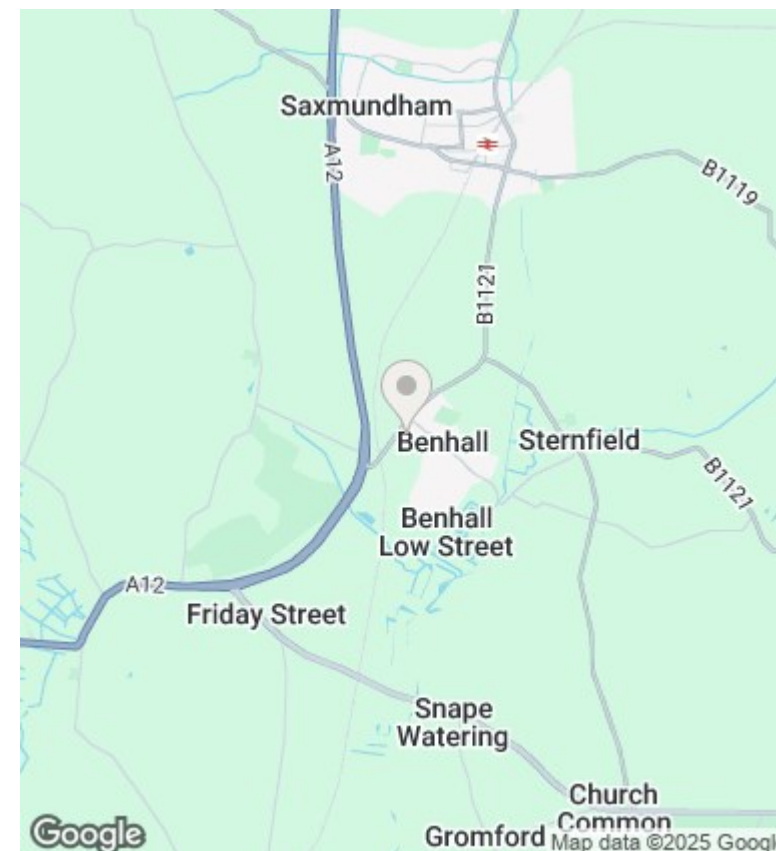
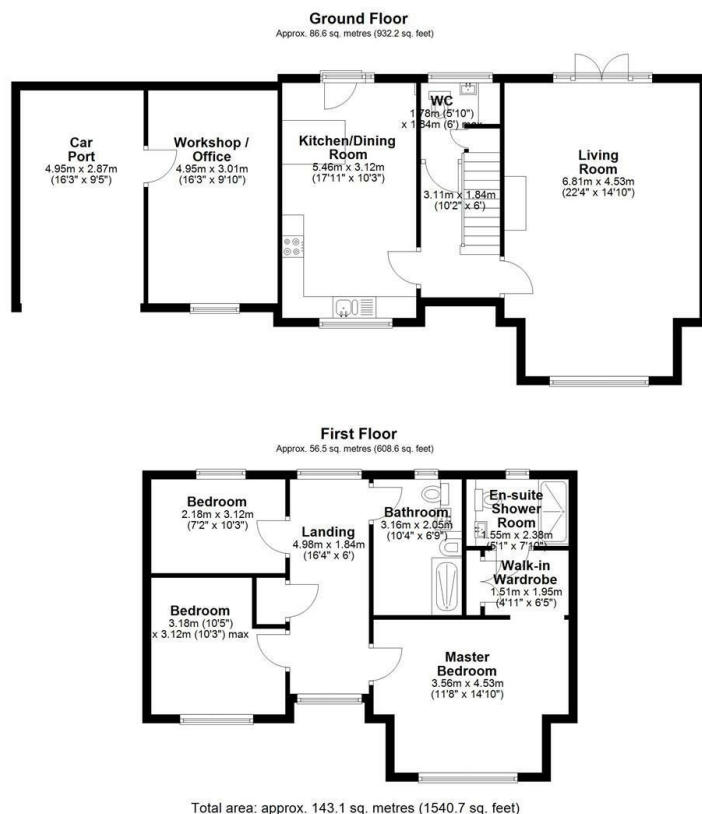
## AGENTS NOTE

Shotts Meadow is served by a private road, service charges apply. Restrictive Covenant; no motor homes may be stored at the property.









## 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>		
(81-91) <b>B</b>	85	87
(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)