



Saxmundham,

Guide Price £365,000

- No Onward Chain
- Open Plan Kitchen/Living/Dining room
- Driveway and Tandem Double Garage
- New Fitted Kitchen
- 4 Bedrooms
- Gas Central Heating & Double Glazing
- Hall, Cloakroom, & Office
- 2 Ensuites & Family Bathroom
- EPC - C

Heron Road, Saxmundham

Stylish modern detached family home with open living accommodation walking distance from the High Street and railway station. 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 dentist's surgeries, 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 St.



Council Tax Band: D



DESCRIPTION

A modern detached house which has been particularly well maintained and refurbished by the current owner, to create a most appealing family home. Situated in this excellent position within walking distance from the town centre and set back from the road, this immaculate property offers an open plan front garden and driveway, providing off road parking and access to the tandem double garage. The accommodation is equipped with double glazing and gas central heating and a brand new fitted kitchen which opens to the garden and living room. double doors lead to a further reception room. There is also a useful office and re fitted cloakroom. On the first floor there are four bedrooms and a family bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor and cupboard below.

OFFICE

Window to front elevation.

CLOAKROOM

White suite comprising hand basin and WC. Opaque window.

SITTING ROOM

Window to front elevation. Glazed double doors open to:

LIVING ROOM

Fireplace. Casement doors open to the garden. Opening to:

KITCHEN

Re-fitted with a stylish range of Shaker style finished base and wall cupboards, polished stone composite work surfaces and integrated appliances and . Window and door opening to the rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM

Fitted wardrobe. Window to front elevation.

ENSUITE

White suite comprising shower cubicle, hand basin and WC.

BEDROOM

Fitted wardrobe. Window to front elevation.

ENSUITE

White suite comprising shower cubicle, hand basin and WC.

BEDROOM

Fitted wardrobe. Window to front elevation.

BEDROOM

Fitted wardrobe. Window over looking the rear garden.

BATHROOM

White suite comprising panel bath, hand basin and WC. Window to rear elevation.

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 Tel: 01728 633777 Ref: 20837/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.



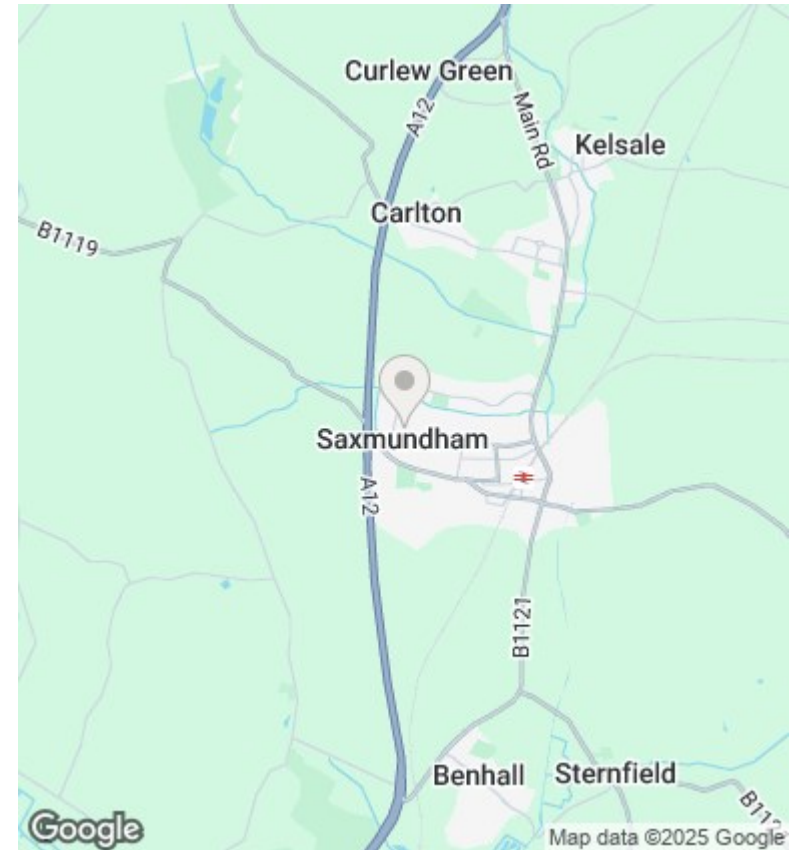



Conveyancing, Surveys & Financial Services

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) A		86
(81-91) B		
(69-80) C	70	
(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