



Saxmundham,

Guide Price £495,000

- Beautifully Presented family home
- Utility Room
- Ensuite & Family Bathroom
- Spacious Hall, Cloakroom & Study
- Under Floor Heating & Solar Water Heating
- Private Garden & Double Garage
- Large High Quality Fitted Kitchen with Integrated Appliances
- 4 Double Bedrooms
- EPC - B

Fairfield Road, Saxmundham

An immaculately presented Georgian style modern detached family home with private garden in this peaceful location just a few minutes walk 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: E



DESCRIPTION

A beautifully appointed Georgian-style family residence, combining timeless architectural elegance with modern comforts, situated in a prime location at the heart of this highly sought-after market town.

Constructed with attractive brick elevations beneath a pitched and hipped slate roof, Melrose occupies a commanding yet discreet position, set well back from the road behind a low brick wall. A central pathway bordered by lawns leads to the main entrance, opening into a particularly generous and welcoming reception hallway—impeccably maintained and thoughtfully enhanced by the current owners, who have lovingly cared for the property since it was built.

The ground floor accommodation flows beautifully and includes a useful study, ideal for remote working, and a well-appointed cloakroom. The high-quality kitchen is a true centrepiece of the home, featuring sleek Corian work surfaces with an integrated sink and water softener, extensive storage, and a range of premium integrated appliances including a Miele oven and microwave, induction hob with extractor, and a concealed dishwasher. A matching utility room offers additional practicality with a hidden washing machine, space for a tumble dryer, and direct access to the garden.

Casement doors from the kitchen lead into a spacious living/family room that enjoys direct access to the rear patio and garden—perfect for entertaining or family living. A separate sitting room, also with casement doors to the garden, features a refined stone fireplace with an inset electric fire, adding warmth and character.

Upstairs, a galleried landing provides access to four well-proportioned bedrooms. The principal suite benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, completing the accommodation.

Energy efficiency has been carefully considered: the home is equipped with gas-fired central heating, underfloor heating throughout the ground floor, radiators on the first floor, and a solar-assisted hot water system. Double glazing further enhances energy performance and year-round comfort.

A shingle driveway, shared with two bungalows to the rear, leading to a spacious double garage fitted with an electric up-and-over door, ample power points, and lighting. Hand gates from both front and rear gardens open to the side of the property where a block-paved parking area provides further off-road parking for two to three vehicles, ensuring practicality without compromising on aesthetics.

The rear garden is private and neatly landscaped, offering a blend of patio space and lawn, ideal for outdoor dining, relaxation, or family play with a timber and glazed summer house adding useful practicality of extra storage space.

Melrose represents a rare opportunity to acquire a high-specification, energy-efficient home with classic styling in a truly enviable town centre setting.

TENURE
Freehold

OUTGOINGS

Council Tax Band E

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: RDB/20867

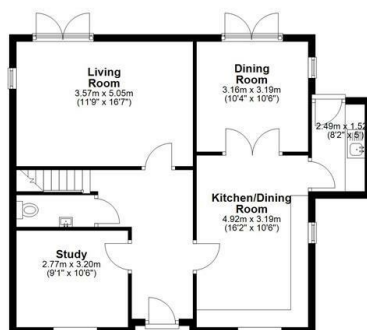
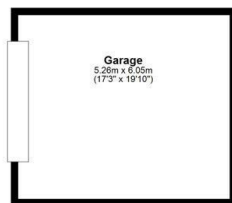
FIXTURES AND FITTINGS

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.





Ground Floor
Approx. 103.6 sq. metres (1115.2 sq. feet)



Total area: approx. 172.6 sq. metres (1857.7 sq. feet)

First Floor
Approx. 69.0 sq. metres (742.4 sq. feet)

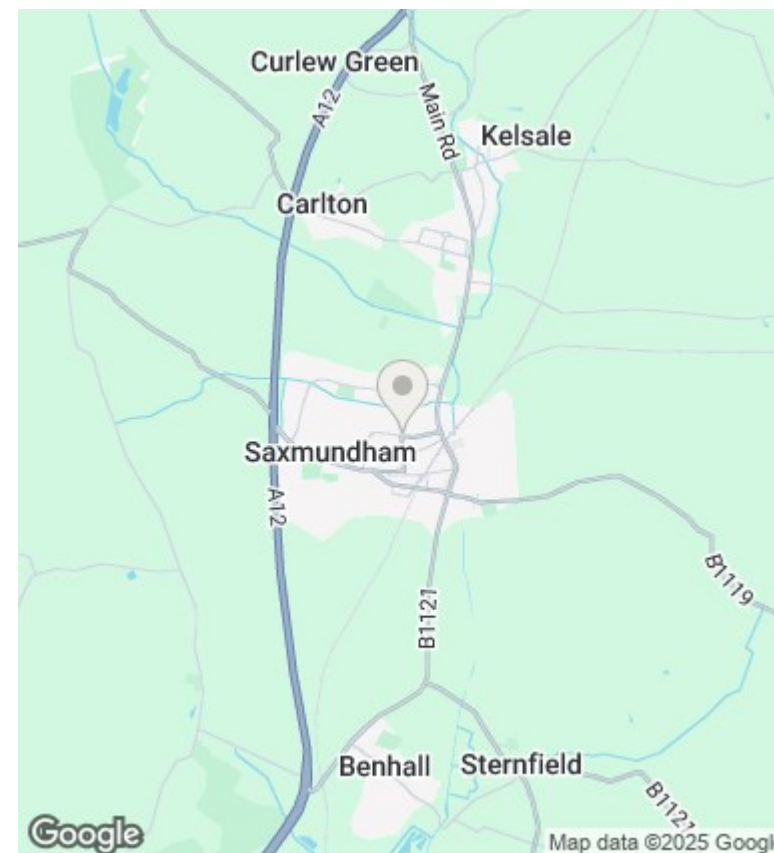


Conveyancing, Surveys & Financial Services

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		89
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com