



## Saxmundham, Suffolk

Guide Price £399,500

- No Onward Chain
- Driveway & Garage
- Double Glazing & Gas Central Heating
- Exceptional Detached Family Home
- Ensuite to Principal Bedroom
- EPC - C
- Four Bedrooms
- Popular Town Location



# Wordsworth Close, Saxmundham

Offered for sale with no onward chain is this remodelled and particularly well presented modern detached family home situated in the popular town of Saxmundham.

The market town of Saxmundham lies just off the A12. It 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 and dentists 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 Street.



Council Tax Band: D



## DESCRIPTION

Offered for sale with no onward chain this remodelled and particularly well presented modern detached family home is tucked away in a private cul de sac backing onto woodland and shared with just one other property at the edge of the ever popular Brook Farm development walking distance from the school and all the towns amenities. The accommodation with gas central heating and double glazing comprises wide entrance hall with cloaks storage, cloakroom, large double aspect kitchen dining room with patio doors opening to the garden. Splendid living room with part vaulted ceiling and Bi-fold doors opening to the private garden with artificial lawn, raised beds and woodland back drop. To the first floor the landing leads to four well proportioned bedrooms, the main bedroom having and ensuite shower room, a family bathroom completes the accommodation. A driveway provides off road parking and access to the single garage.

## ACCOMMODATION

### ENTRANCE HALL

Large cloaks storage cupboard.

### CLOAKROOM

White suite comprising hand basin and W.C.

### LIVING ROOM

A large room with part vaulted ceiling and bi-fold doors opening to the garden.

### KITCHEN/DINING ROOM

Range of stylish, polished wood effect fitted base and wall cupboards, work surfaces with upstands and composite single drainer sink unit with mixer tap. Gas & electric Range Master range

cooker with glass splash back and cook hood over. Concealed dishwasher. Window over looking the front and sliding patio doors opening to the garden.

## FIRST FLOOR

### LANDING

Built in airing cupboard.

### BEDROOM

Window to front elevation.

### ENSUITE

White suite comprising shower cubicle, hand basin and W.C. Aqua board surrounds and opaque window.

### BEDROOM

Window to front elevation.

### BEDROOM

Window to rear with garden and woodland view.

### BEDROOM

Window to rear with garden and woodland view.

### BATHROOM

White suite comprising panel bath with mixer tap/shower, hand basin and W.C. Aqua board surround and opaque window.

## 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: 20882/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.

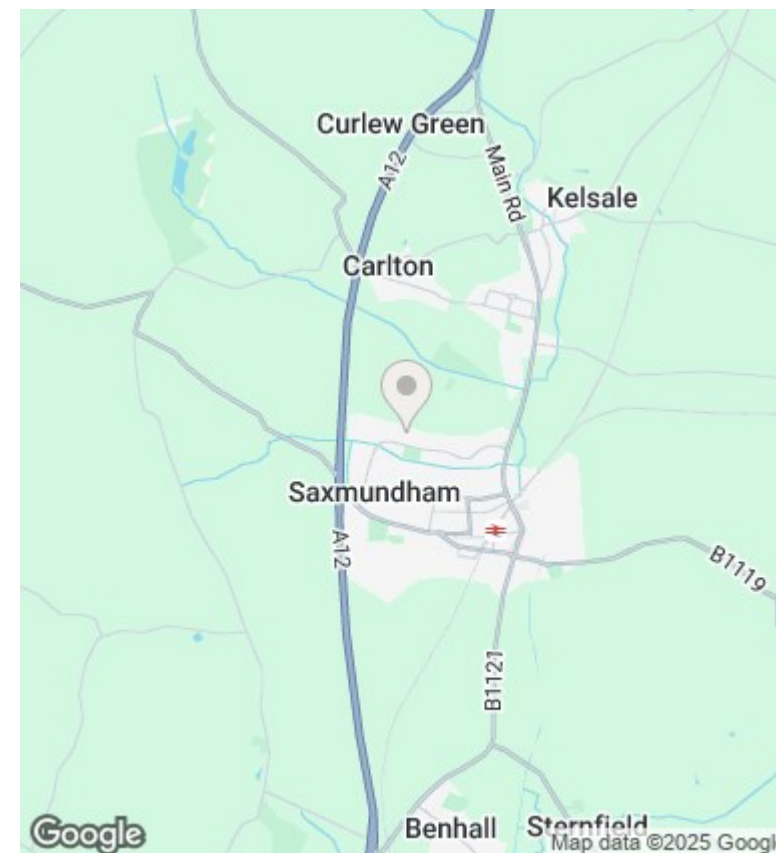
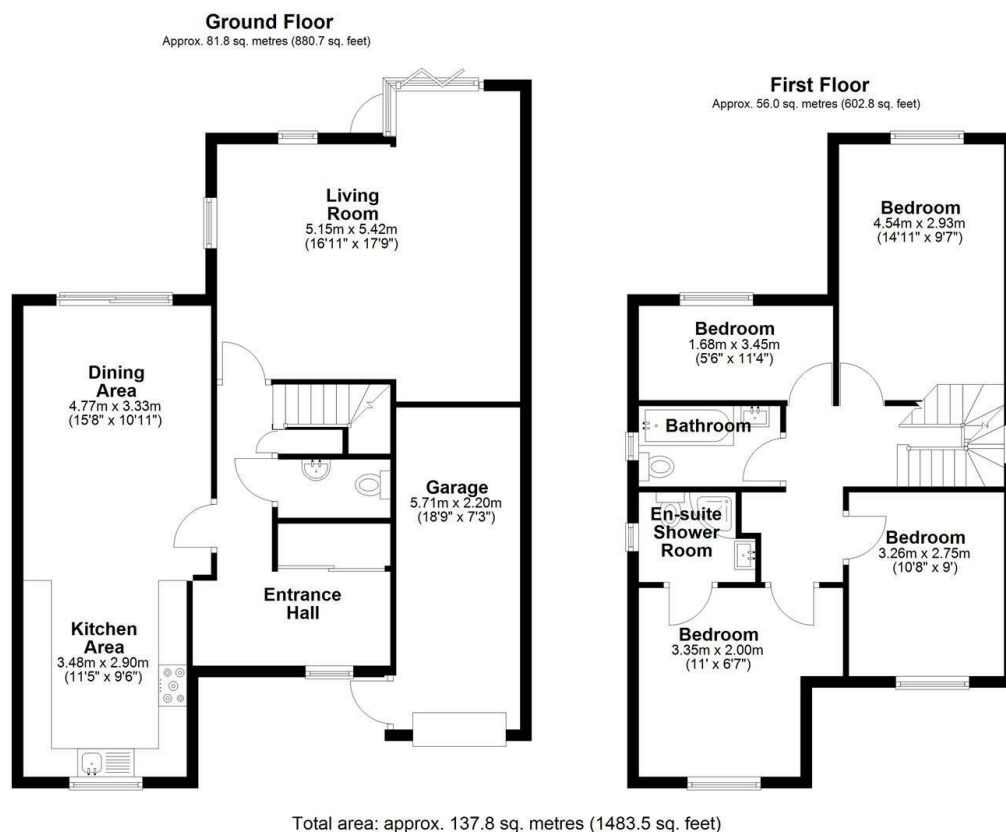
## AGENTS NOTE

Rangemaster cooker available for purchase subject to negotiations.









## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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>		<b>83</b>
(69-80) <b>C</b>	<b>72</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		
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](http://www.epcregister.com)