



Saxmundham, Suffolk

Guide Price £425,000

- Detached Family Home
- Ensuite to Principal Bedroom
- Stylish Refitted Kitchen
- Four Bedrooms
- Utility Room & Cloakroom
- Gas Central Heating & Double Glazing
- Double Garage & Driveway
- South Facing Landscaped Rear Garden
- EPC - C

Bright Close, Saxmundham

A well presented modern detached family house situated in a secluded location. 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 primary school, 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: E



DESCRIPTION

A particularly well-presented modern detached family house situated in a secluded and peaceful position at the edge of the popular Brook Farm estate, much improved by the present owners, including an upgraded gas central heating system. A private path between lawns and flower beds leads to the front door. Off the entrance hall are a study and cloakroom, plus spacious living and dining rooms, the latter with patio doors opening to the south-facing back garden, while the kitchen/breakfast room and utility have been completely redesigned and refitted. Upstairs, the master bedroom has a dressing area with built-in wardrobe and a refitted ensuite shower room. There are three further well-proportioned bedrooms served by a family bathroom. To the rear is a newly fenced garden with paved patio, lawn surrounded by flowers and shrubs, and a separate area with raised beds. A side gate leads to the private driveway providing parking for two cars and access to the attached double garage with EV charging point.

ACCOMMODATION

ENTRANCE HALL

Under stairs storage cupboard and cloakroom off.

SITTING ROOM

Stone fireplace with gas fire, bay window to front.

DINING ROOM

Patio doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with a stylish range of flush-fronted base and wall cupboards, worktops and sink unit with mixer tap, separate filtered water tap and water softener below. Induction hob with extractor

hood over. Integrated fridge/freezer, double electric oven and dishwasher. Window overlooking rear garden.

UTILITY ROOM

Matching cupboards, worktop and sink unit. Worcester Greenstar gas boiler. Plumbing for washing machine and space for tumble dryer.

FIRST FLOOR GALLERIED LANDING

Airing cupboard with Joule Cyclone Air hot water cylinder.

BEDROOM ONE

Window to rear. Dressing area with built-in wardrobe leading to:

ENSUITE

Refitted suite comprising walk-in shower cubicle with Aqualisa Quartz power shower, wash basin and W.C. Window to side.

BEDROOM TWO

Window to front.

BEDROOM THREE

Window to rear.

BEDROOM FOUR

Window to front.

BATHROOM

White suite of panel bath, mixer tap and shower over, pedestal hand basin and WC, window to rear.

OUTSIDE

Gardens front and rear. Private driveway to rear providing parking for two cars and access to attached double garage with power, lighting and EV charger.

TENURE

Freehold.

OUTGOINGS

Council Tax currently 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

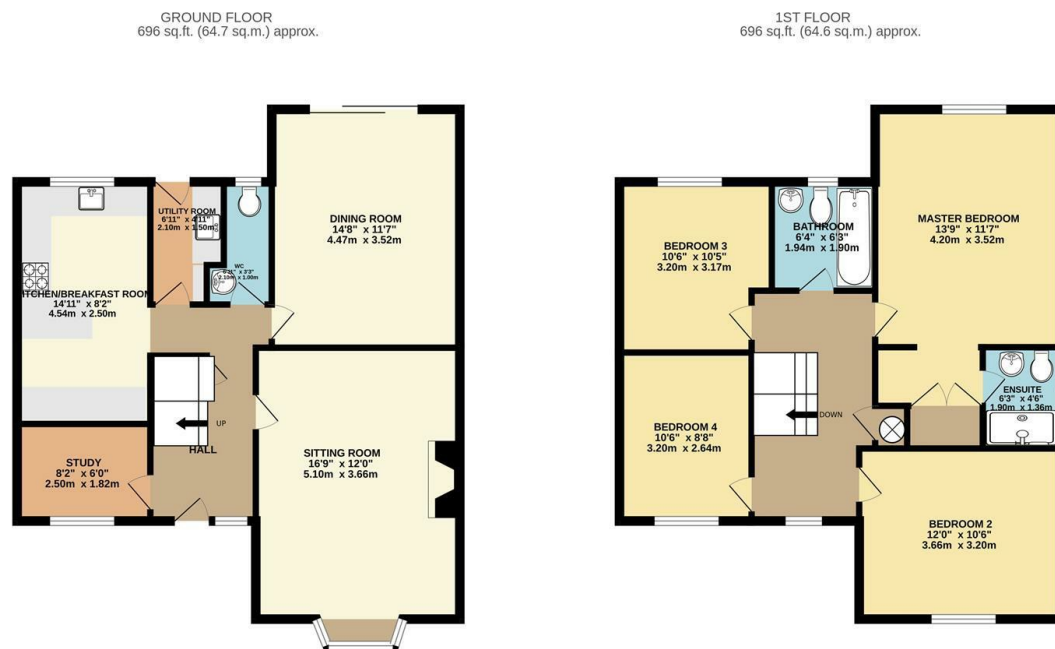
Tel: 01728 633777 Ref: 20896/RDB.

FIXTURES & FITTINGS

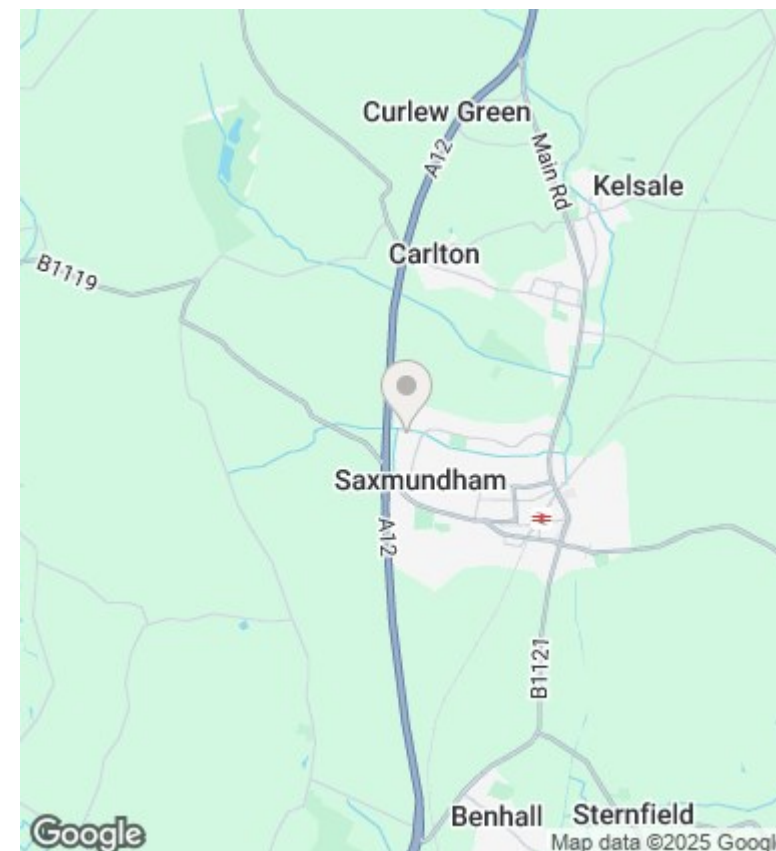
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TOTAL FLOOR AREA: 1392 sq.ft. (129.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
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