



## Saxmundham,

Guide Price £585,000

- No Onward Chain
- Highly Sought After Central Town Location
- Three Reception Rooms
- EPC - E
- Five Double Bedrooms
- South Facing Garden
- 2780 Sqft / 258 Sqm Approximately
- Victorian Character Throughout
- Integral Double Garage & Off Road Parking
- Gas Central Heating

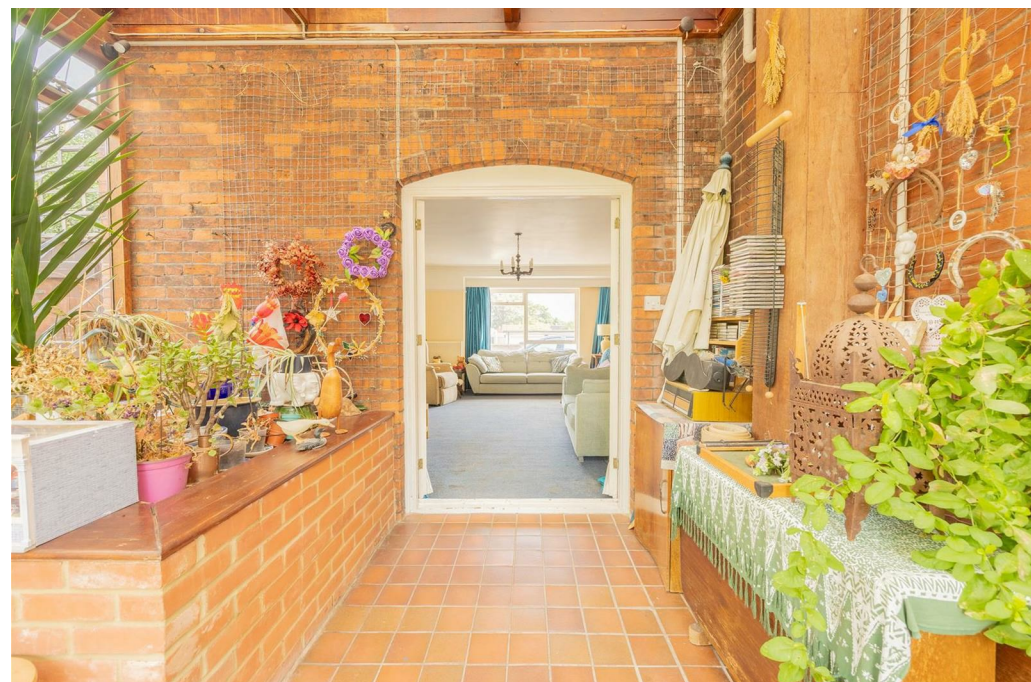


# Fairfield Road, Saxmundham

This elegant five-bedroom Victorian detached house, full of character and period features, offers generous and versatile accommodation arranged over two floors. Set within walking distance of Saxmundham town centre and the railway station, the property combines Victorian charm with practical living spaces, making it an ideal family home. 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 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 Street.



Council Tax Band: E



## ACCOMMODATION

### GROUND FLOOR

The welcoming entrance hallway, with its striking mosaic tiled floor and arched doorway, immediately showcases the home's period character. From here, doors lead to the principal reception rooms, the garage, a downstairs bathroom, and a useful under-stairs cupboard. The spacious living room is light and inviting, with an original picture rail and central fireplace. Double doors open to the garden room, creating an excellent flow for entertaining.

The dining room enjoys dual aspect windows, including a sash window overlooking the garden, and connects directly to the kitchen. The kitchen itself is fitted with a range of wall and base units, built-in oven with hob and extractor, and a rear-facing sash window above the sink. From here, doors lead to the garden room, 2nd staircase, utility/study, and dining room.

The garden room is a real feature of the property - once home to a botanist prior to the current owners, it is tiled throughout, surrounded by double-glazed windows, and enjoys beautiful garden views. French doors open onto the rear garden. A versatile utility room/study offers space for white goods, a sink, and a secondary staircase that rises to two bedrooms. A door also leads directly out to the garden.

Completing the ground floor is a bathroom with shower, W.C, and basin, benefitting from natural light via twin sash windows. The property also boasts an integral garage with large electric door and overhead lighting.

### FIRST FLOOR

An elegant staircase rises to a bright first-floor landing, lit by a front-facing sash window. From here, doors lead to four bedrooms and the family bathroom.

The principal bedroom enjoys dual aspect windows, built-in wardrobes, and excellent proportions. A further large double bedroom to the front features a fireplace and wash basin discreetly enclosed in a cupboard. Bedroom three, with sash window to the side and original fireplace, includes a storage cupboard housing the immersion tank. This room links to bedroom four, which also benefits from access via the secondary staircase.

Bedroom four features built-in shelving and a side-facing sash window. Bedroom five, also reached from the secondary staircase, is a generous double with a rear garden outlook, radiator, and storage cupboard.

The family bathroom completes the upstairs accommodation, offering bath, W.C, basin, heated towel rail, and rear garden views.

### OUTSIDE

To the front, the property is approached via a paved frontage providing off-road parking and access to the double garage. Side pathways to both sides of the house lead through to the rear garden.

The garden itself enjoys a southerly aspect, with a paved patio area ideal for outdoor dining and entertaining, leading onto a neatly kept lawn. A shed and woodstore provide useful storage, while walled boundaries offer both character and a sense of privacy.



## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

## 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: 20954/RDB.

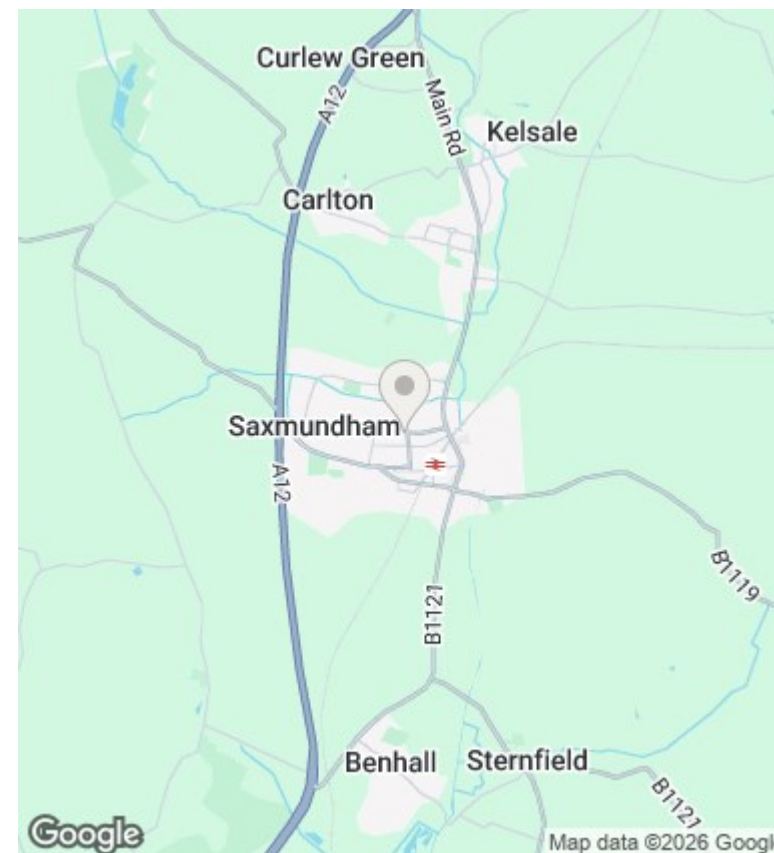
## FIXTURES & FITTINGS

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.









## 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>		
(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)