



## Saxmundham, Suffolk

Guide Price £300,000

- Complete Chain
- Garage & Driveway
- End of Terrace
- Three Bedrooms
- Field Views at Rear
- EPC - B
- En Suite & Family Bathroom
- Exceptional Condition



# Hornbeam Road, Saxmundham

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the Ricer Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: C



## 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

## 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.

## Description

An exceptional three bedroom end of terrace house in a sought after location due to field views at the rear. The property is in excellent condition & benefits from a larger than normal back garden that has access to its garage. Downstairs is open plan with a kitchen diner that opens out to the garden, whilst doors to the living can be open for a fully open plan lifestyle and closed to create two separate spaces. Upstairs has a master bedroom with en suite, supported by two further bedrooms and bathroom.

## Hallway

Doors to cloakroom, living room & kitchen with under stairs cupboard, radiator & staircase to first floor

## Downstairs Cloakroom

W/C, basin & radiator. Double glazed frosted window to side elevation

## Living Room

Window to front elevation allows light through the room. Two radiators. Double doors lead to kitchen diner.

## Kitchen Diner

Base & level units surround, sink, oven & gas hobs. Extractor fan above. Space for dining table with patio doors leading to rear garden

## First Floor Landing

Doors to bedrooms & bathroom. Radiator & airing cupboard. Loft access

## Bedroom One

Window looking to rear elevation with views over the garden and fields behind. Radiator & door to en suite.

## En Suite

Shower, W/C & Basin. Extractor & Radiator

## Bedroom Two

Built in Wardrobe, window to front elevation and radiator

## Bedroom Three

Window looking to rear elevation over garden & fields to rear. Radiator.

### Family Bathroom

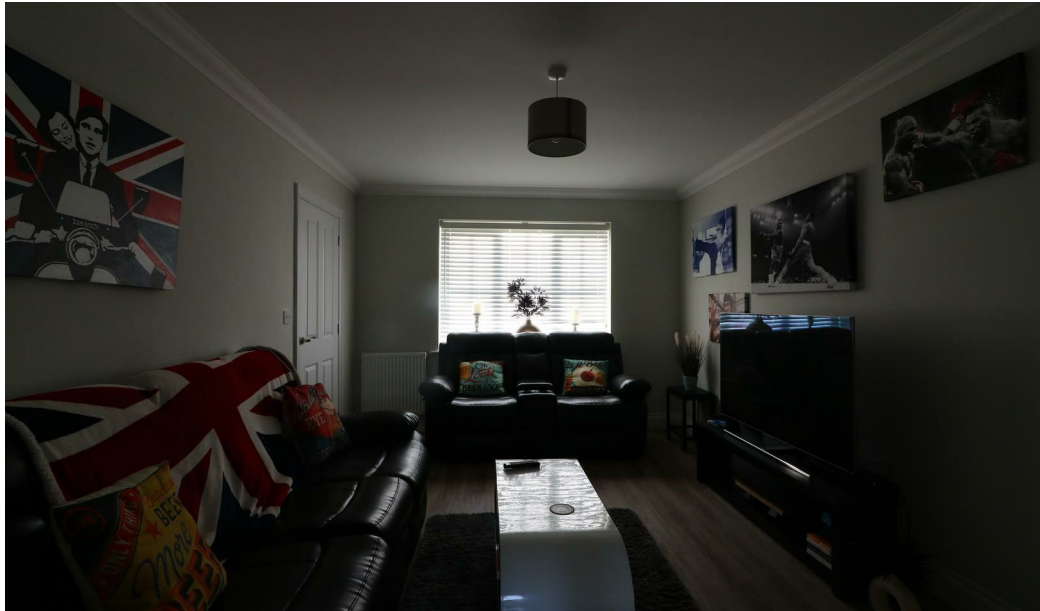
Bath, W/C & basin. Extractor & radiator. Window to front elevation.

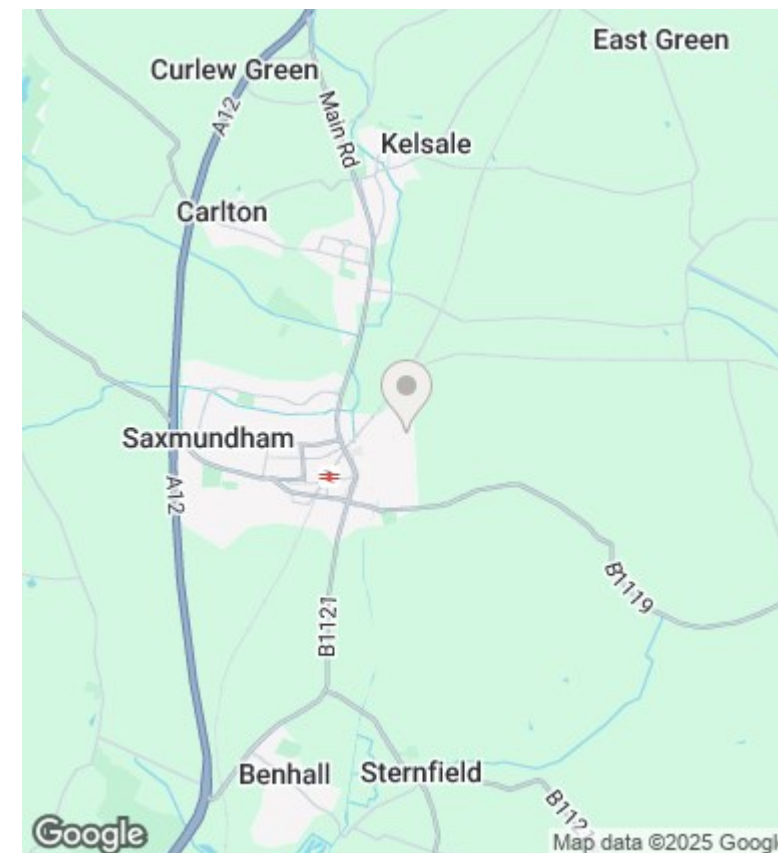
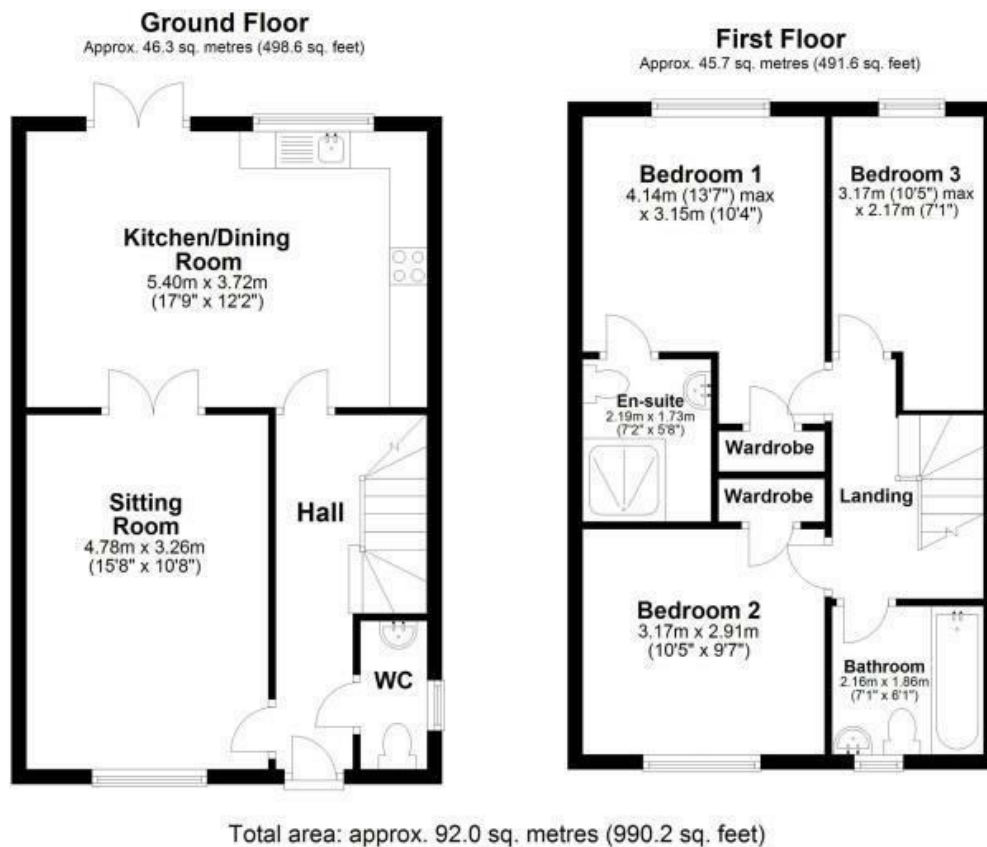
### Outside

Outstanding rear garden as it is larger than normal for the development and has direct access to its garage via side garage door. Fields to the rear. Side gate between garage & house allows access from front. Driveway in front of garage door. Path leads to front door









### 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>		<b>95</b>
(81-91) <b>B</b>	<b>84</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)