



Saxmundham, Suffolk

Guide Price £300,000

- Peaceful Cul De Sac Location
- Bespoke Kitchen
- Secluded Garden
- EPC - E
- Three Bedrooms
- Large Living Room
- Driveway For Two Vehicles
- Garage Conversion to 2nd Reception Room
- Ensuite and Family Bathroom
- Electric Heating & Double Glazing

Waveney Close, Saxmundham

A well presented and greatly improved semi-detached house with secluded garden in a peaceful cul de sac walking distance from the town centre way 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 dentists surgeries, Waitrose and Tescos 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. Saxmundham lies conveniently placed 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 leisure interest in mind the area abounds with opportunities including the nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas 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 River Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: C



DESCRIPTION

A spacious semi-detached family house situated in a peaceful cul-de-sac position on the popular Brook Farm development in Saxmundham. The well-planned accommodation has been improved by the current owners to include conversion of the garage to a dining room as the second reception room, with additional storage and utility, the kitchen has been re-fitted with a bespoke hardwood maple kitchen. To the rear is a large sitting room with patio doors opening into the secluded garden. A cloakroom completes the ground floor accommodation. To the first floor there is a large master bedroom overlooking the rear garden and an ensuite bathroom which has been recently re-fitted. Two further bedrooms and family bathroom complete the accommodation. At the front of the property, the driveway is flanked by a lawned garden with mature shrubs and provides off street parking. A side passageway leads to a secluded rear garden with lawn, flowering plants and a pond.

ACCOMMODATION

ENTRANCE HALL

Opaque double glazed entrance door. Staircase to first floor.

KITCHEN

Bespoke fitted kitchen with polished wood finished base and wall cupboards wood trim worktops with inset single drainer stainless steel sink unit and mixer tap. Fitted electric double oven and hob with extractor over. Double glazed window to front. Plumbing for washing machine and dishwasher.

CLOAKROOM

White suite comprising pedestal handbasin with W.C, floor and wall tiling.

DINING ROOM

Double glazed window to front, two large storage cupboards, one currently arranged as a dark room complete with sink unit.

LIVING ROOM

With double glazed windows and patio doors opening into the secluded rear garden.

FIRST FLOOR LANDING

Built-in airing cupboard with insulated hot water cylinder and immersion heater.

BEDROOM ONE

Double glazed windows to rear. Built-in wardrobe.

ENSUITE

Re-fitted with white suite comprising tongue and groove panelled bath with mixer tap with shower, pedestal handbasin with mixer tap and W.C. Heated towel rail, floor and wall tiling, Opaque double glazed windows.

BEDROOM TWO

Double glazed window to front.

BEDROOM THREE

Double glazed window to front. Built-in wardrobe.

BATHROOM

White suite comprising panelled bath with shower over, pedestal handbasin and mixer tap, W.C. Opaque double glazed rooflight and wall tiling.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

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: 20776/RDB.

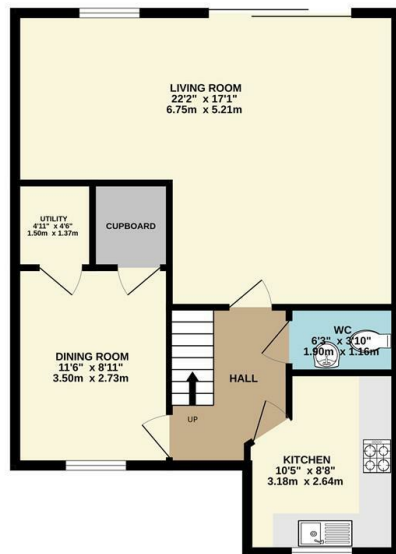
FIXTURES & FITTINGS

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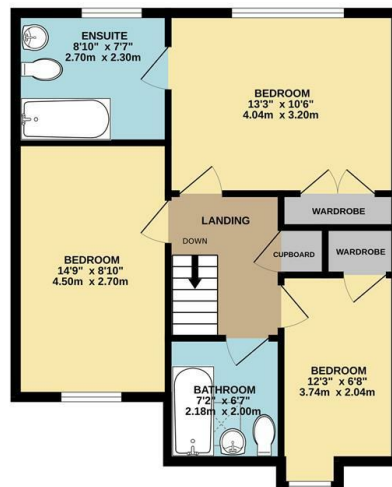




GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

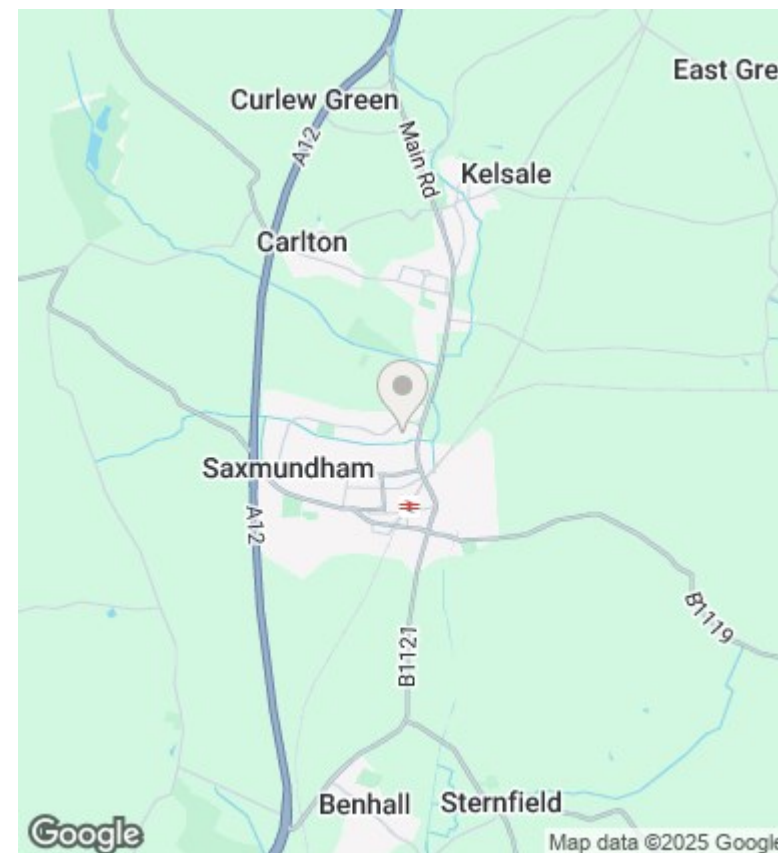


1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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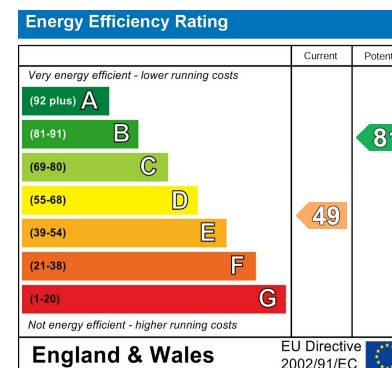


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, 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

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