



Saxmundham,

Guide Price £325,000

- Two Bedroom Detached House
- Attractive Low Maintenance Garden
- Village Location
- Off Road Parking
- Superb Condition
- EPC - C
- Open Plan Downstairs
- Bathroom & Cloakroom

The Meadows, Saxmundham

An individual two bedroom detached cottage is a peaceful cul de sac location. Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: C



Tenure

Freehold

Entrance Hallway

Enter into a porch area with two double-glazed windows allowing natural light to flood the hallway. Radiator. Doors leading to the kitchen, living room, and utility/cloakroom. Stunning oak engineered flooring throughout.

Kitchen

Open-plan in feel, leading directly into the reception room. Modern units at both base and eye level. Lamona oven with induction hob and extractor fan above. Built-in fridge freezer and dishwasher. Sink positioned beneath a double-glazed window overlooking the front elevation.

Reception Room

Beautiful oak engineered flooring throughout. A standout feature of the room is the modern log burner set in the corner. The space is filled with natural light from two double-glazed windows and double patio doors opening onto the rear garden. Currently arranged to accommodate a dining table. Two radiators.

Cloakroom / Utility Space

WC, basin, and utility area with space for a washing machine. Heated towel rail.

First Floor Landing

Radiator and loft hatch. Doors leading to bedrooms and the bathroom.

Master Bedroom

A particularly spacious double bedroom with two double-glazed

windows overlooking the garden. Two radiators, with a log burner flue running through the room, providing additional warmth.

Bedroom Two

Double bedroom with two double-glazed windows overlooking the front garden. Airing cupboard housed in the corner.

Bathroom

Comprising a bath, WC, and wash hand basin. Heated towel rail. Bright and airy, with a Velux window above.

Outside

Driveway to the front providing parking for two vehicles, with additional communal parking available. Lawned frontage creating an attractive approach. The rear garden is patioed and shingled, offering a low-maintenance and appealing outdoor space. Shed located in the corner.

Services

Mains Sewage, Water & Electricity. Oil Central Heating

Council Tax Band

Currently C

Viewing Arrangements

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469

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.

SERVICES

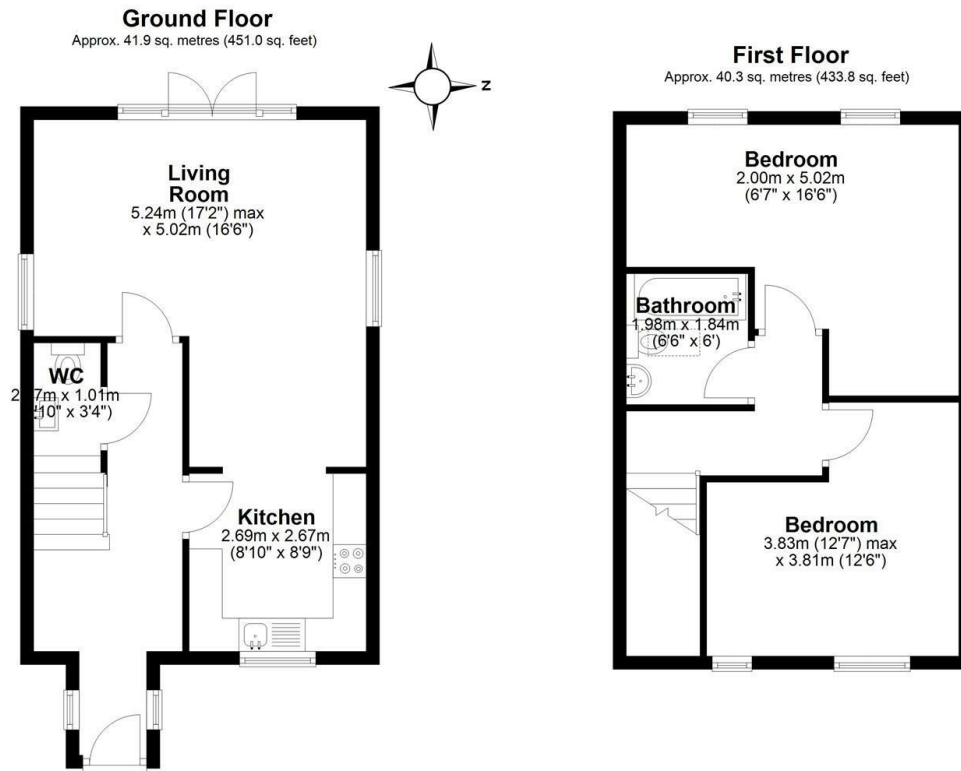
Oil Central Heating, Mains Electricity, Water & Sewage

Agent Note

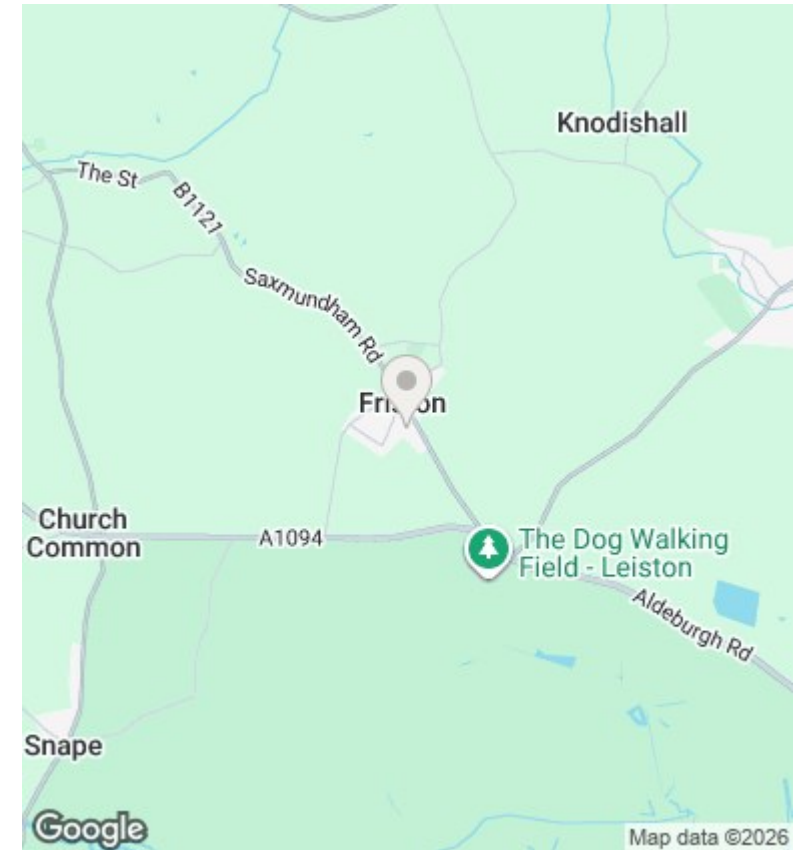
Planning permission for 'Single storey extension to the front elevation of the property to include entrance and utility/garden room' granted in 2023 . DC/23/0284/FUL Permission expiry date: Sat 07 Mar 2026







Total area: approx. 82.2 sq. metres (884.9 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, 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 £75 for My Mortgage Planner, £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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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