



Saxmundham, Suffolk

Guide Price £395,000

- No Onward Chain
- Good Condition Throughout
- Log Burner & Gas Central Heating
- Three Bedroom Detached Bungalow
- Edge of Village Location
- EPC - D
- Large Garden
- Ample Driveway Parking

Snape Road, Saxmundham

Nestled in the desirable Suffolk village of Knodishall, this extended and beautifully presented three-bedroom detached bungalow offers spacious single-story living. Highlights of the property include a private, mature rear garden packed with fruit trees and a workshop, alongside a generous front shingle driveway with ample parking for multiple vehicles.



Council Tax Band: Exempt



Tenure

Freehold

Entrance Hallway

Welcoming entrance lobby leading to a central hallway equipped with two storage cupboards, loft access, and dual radiators

Sitting Room

A bright reception space featuring a cozy wood-burning stove with a decorative surround, radiators, and sliding patio doors opening directly onto the rear garden

Kitchen

A refitted, contemporary kitchen featuring an array of matching eye and base units, roll-edge work surfaces, an integrated electric double oven, an induction hob with an extractor fan, a dishwasher, and space for an American-style fridge-freezer. Enjoy views of the side and rear gardens

Utility Room

Practical separate workspace fitted with matching units, tiled flooring, space and plumbing for a washing machine, and side-door access

Master Bedroom

A comfortable dual-aspect double bedroom with windows to the front and side, complemented by a stylish Ensuite featuring a tiled shower cubicle, vanity wash basin, low-level WC, and heated towel rail

Bedroom Two

A second generous double bedroom benefiting from a dual aspect to the front and side

Bedroom Three

A well-proportioned third bedroom with a side-aspect window, built-in storage cupboard, and radiator

Family Bathroom

A modern three-piece suite comprising a panel-enclosed bath with a mixer tap and shower attachment, a pedestal wash basin, a low-level WC, tiled splashbacks, and a mirrored storage cabinet

Outside

To the front is an expansive shingle driveway offering off-road parking for multiple vehicles, accompanied by gated side access leading to the back garden. At the rear, it is A stunning, fully enclosed private rear garden. It features A paved patio area transitioning into an extensive lawn, beautifully enhanced by established shrubs, an array of productive fruit trees, a dedicated vegetable patch, a functional workshop, and handy storage sheds

AGENTS NOTE 1

Prospective buyers should note that a right of way exists along the side of the property, granting pedestrian and vehicular access to a neighbouring landowner

AGENTS NOTE 2

Small business rate exemption currently in place. Council Tax will apply to an owner/occupier

VIEWING ARRANGEMENTS

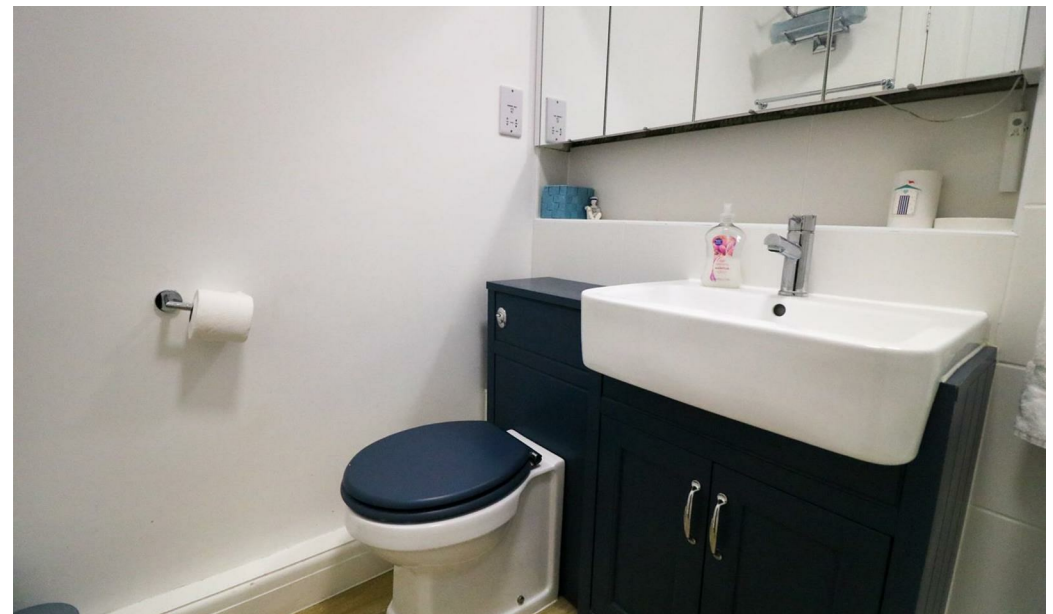
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref:

FIXTURES AND FITTINGS

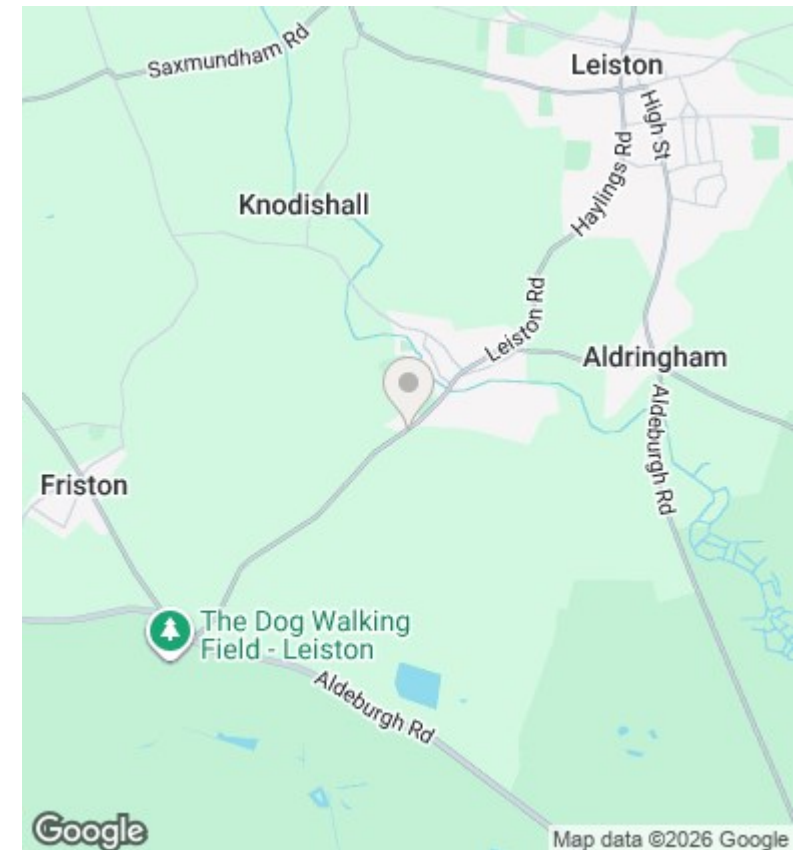
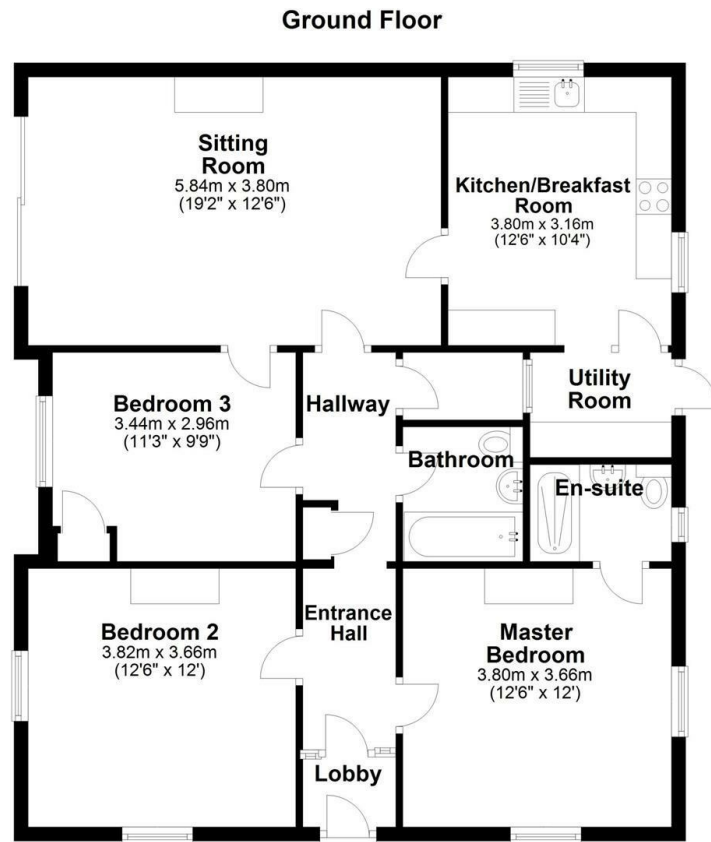
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		83
(69-80) C		
(55-68) D	66	
(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