Flick & Son
Coast and Country







Saxmundham,

Guide Price £350,000

- No Onward Chain
- Four Bedrooms
- Built by Hopkins Homes
- En Suite, Bathroom & Cloakroom
- Kitchen/Diner
- EPC - B
- Lounge with log burner
- Garage & Driveway

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Beech Road, Saxmundham

We are delighted to be able to offer for sale this stunning four double bedroom, link detached home located in the popular town of Saxmundham.

4 2 2 B

Council Tax Band: D





Tenure
Freehold

Property Description
An immaculately presented and deceptively spacious four bedroom link-detached house which was built by Hopkins Homes in 2019, and occupies a corner plot on the eastern edge of Saxmundham within a short walk of the High Street, railway station and Tesco and Waitrose supermarkets. The house, which is centrally heated by gas-fired radiators and benefits from doble glazed windows, offers a versatile range of accommodation. There is an entrance hall and a useful downstairs cloakroom. The double aspect sitting room has an elegant fireplace with an mantelpiece and surround and a wood burning stove. The open plan kitchen/dining room, which is also double aspect, has French doors that open to the garden. The kitchen, which incorporates a utility area, is beautifully appointed and comprises laminated work tops over contemporary base level cupboards and drawers. There is an integrated gas hob with a double electric oven and a dishwasher. There is space for a tall fridge/freezer and plumbing for a washing machine. The kitchen has a tiled floor; the hall, bathroom, en-suite shower room and cloakroom have vinyl flooring. The sitting room and bedrooms have fitted carpets. The first floor bedrooms are well proportioned: three of the bedrooms being double rooms. The second bedroom, which has a vaulted ceiling, is notable for its size. The owners use this space as a first floor sitting room. It could also be used as a large home office. The walled garden faces west and benefits from south sun. The garden is laid to lawn and benefits from a raised sun terrace. There is a courtesy door to the garage and a side gate to the driveway. The property not only benefits from a good-sized single garage, which has power connected, it also has a car port (beneath the second bedroom) providing shelter for a second car. An early inspection is strongly recommended in order to appreciate the style and condition of the property both outside and within

Services
Mains gas, Water, Electricity & Sewage.

Outgoings
Council Tax band currently D. Estate Charge TBC

AML
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

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.









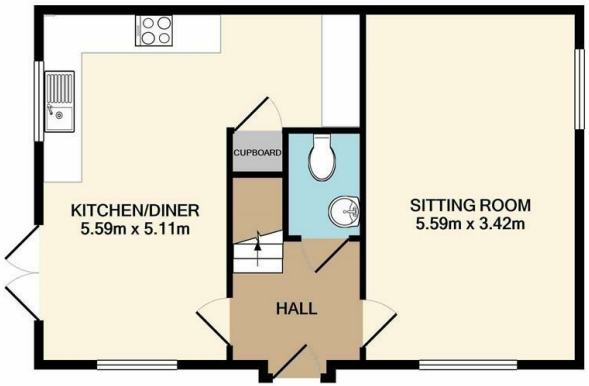




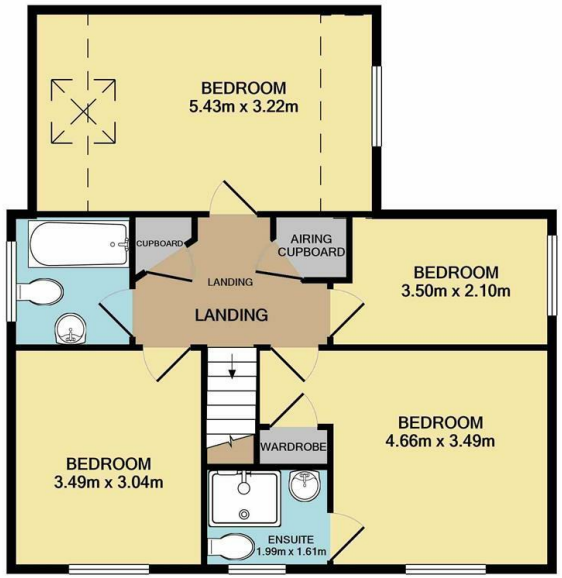








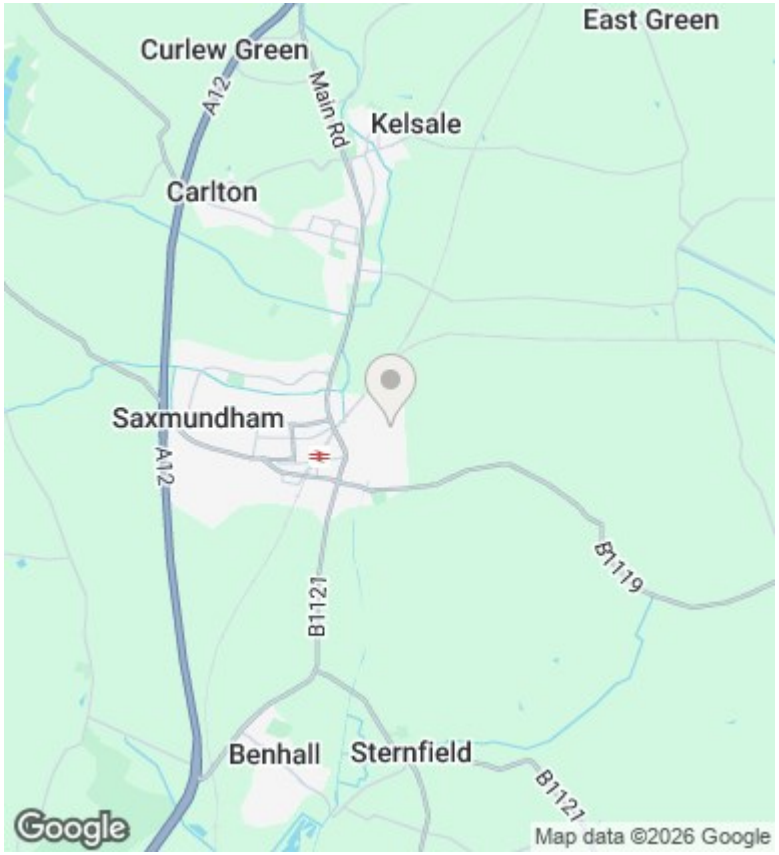
GROUND FLOOR
APPROX. FLOOR
AREA 47.9 SQ.M.
(515 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 65.1 SQ.M.
(701 SQ.FT.)

TOTAL APPROX. FLOOR AREA 113.0 SQ.M. (1217 SQ.FT.)

Net internal Floor area excluding all walls. Whilst everyattempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any error ommission, or mis-statement. This plan is for illustrative purposes only and should not be used for any other purposes by any prospective purchaser or any other party. Made with Metropix 2007
Made with Metropix ©2020

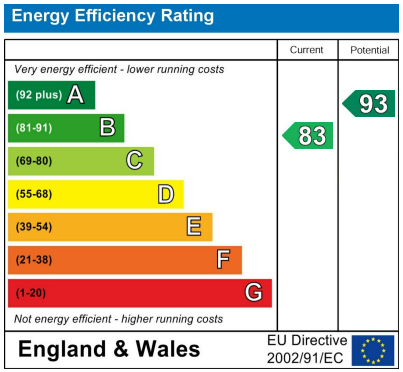


Conveyancing, Surveys & Financial Services

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

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

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