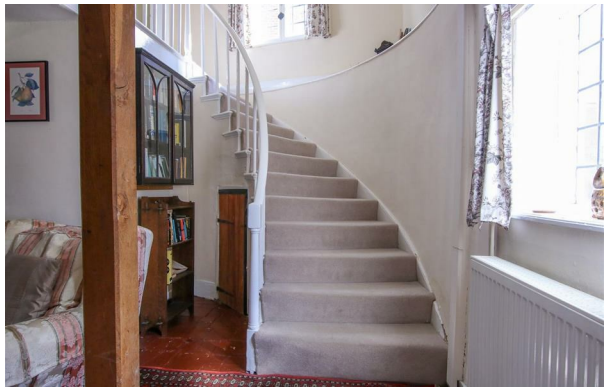
Flick & Son
Coast and Country



Saxmundham,

Guide Price £525,000

- No Onward Chain
- Spacious kitchen/dining room with island, fireplace, and character features
- Dual staircases enhancing period charm and practicality
- Grade II listed period home in a sought-after East Suffolk market town, close to High Street and station
- Large utility room, ground floor bathroom, and additional reception space
- South-west facing rear garden with lawn, seating areas, and off-road parking with garage
- Elegant sitting room with exposed beams, inglenook fireplace, and curved staircase
- Four well-proportioned bedrooms, including a principal with en-suite access
- EPC - Exempt

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

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

North Entrance, Saxmundham

An imposing and attractive Grade II Listed property situated close to the town centre within walking distance of the High Street, supermarkets and railway 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 primary school, library, doctors and dentists surgeries, Waitrose and Tesco 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.

5 2 2

Council Tax Band:

DESCRIPTION

A Grade II listed home of immense charm and character, ideally situated within the conservation area of this highly sought-after East Suffolk market town, just a short stroll from the High Street and railway station.

S Suffolk longhouse dating back to the beginning of the 18th century or possibly earlier, the property now forms an impressive single residence. Constructed of painted brick beneath a slate roof to the front and pantiles to the rear, with traditional brick stacks, it offers a wonderful blend of historic elegance and practical living.

Set back from the road behind a low brick wall, the house is approached via a paved front garden. The principal entrance opens into a welcoming hall with striking checkerboard tiled flooring, leading through to the main reception rooms.

The sitting room is a particularly elegant space, featuring exposed timbers, a tiled floor, and a recessed inglenook fireplace with timber bressummer. A graceful curved staircase rises from here to the first-floor landing, while leaded light windows and a glazed door provide access to the enclosed rear garden. A lobby off the sitting room offers an additional entrance to the front and leads to a further reception room.

The spacious kitchen/dining room is full of character, with exposed timber flooring, a recessed fireplace, and views over the street. The kitchen is fitted with a range of base and wall units, an electric oven and hob, and a central island. Beyond lies a large utility room with further storage and direct access to the garden, along with a ground floor bathroom.

The first floor is accessed via both the main staircase and a secondary staircase from the kitchen, adding to the home's period charm. There are four well-proportioned bedrooms, including an elegant principal bedroom with a stone fireplace and access to its own bathroom, with a separate WC located off the landing. An enclosed staircase from the rear bedroom leads to a large attic.

Outside, a driveway provides off-road parking and leads to a timber-boarded garage. The rear garden is predominantly laid to lawn and enjoys a south-westerly aspect, with a variety of seating areas and well-stocked borders filled with flowering plants—creating a delightful and private outdoor space.

TENURE

Freehold

OUTGOINGS

Council Tax Band Currently deleted

SERVICES

Mains gas, electricity, water and drainage

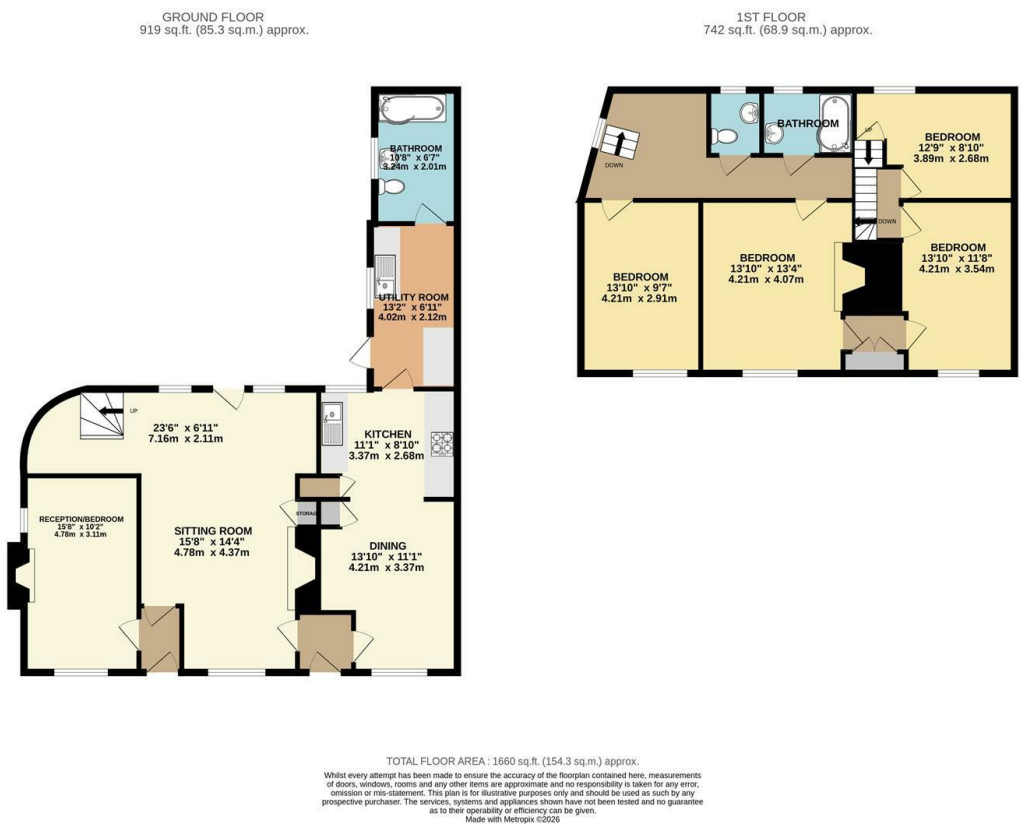
VIEWING ARRANGEMENTS

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: 21053/RDB.

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.

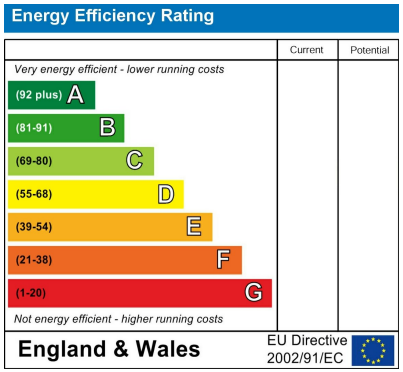


Conveyancing, Surveys & Financial Services

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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