Flick & Son
Coast and Country

Friston, Suffolk

Guide Price £450,000

- Four Bedrooms
- Study & Utility Room
- Oil Fired Central Heating
- Ample Parking
- Sitting & Dining Room
- Double Glazing
- Re-Fitted Kitchen
- Entrance Hall & Cloakroom
- EPC - E

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www.flickandson.co.uk

Saxmundham Road, Friston

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.

4 3 3 E

Council Tax Band: E

DESCRIPTION
An individual detached family home standing at the western end of the village, set in private gardens with ample off-road parking and external storage. The well presented and versatile accommodation has been much improved by the present owners creating an attractive and spacious family home. Entering the property is a well proportioned lobby and hallway leading to a cloaks alcove and cloakroom. Off the one side is the ground floor bedroom suite complete with French doors opening to the garden. The double aspect sitting room has fireplace and French doors opening to the garden. The further reception/dining room leads to an inner hallway opening to the utility room, study and recently refitted kitchen which also opens into the garden. On the first floor the landing leads to the double aspect principal bedroom with ensuite, two further double bedrooms. Set back from the road and protected by mature trees and shrubs a shingle driveway provides ample off-road parking. Large storage shed and workshop stand to one side. Lawn gardens to front and rear are bordered by trees and shrubs with paved patio adjacent to the sitting room and kitchen.

ACCOMMODATION

ENTRANCE LOBBY

HALL
Staircase rising to first floor. Alcove with cloaks storage cupboard.

CLOAKROOM
Wooden cabinet with freestanding circular stone basin and mixer tap. W.C. Heated towel rail, floor and wall tiling, window to rear.

BEDROOM
Window to front, French doors opening to the rear garden. Built in storage cupboard.

ENSUITE/WET ROOM
Fitted with corner hand basin, W.C. Floor and wall tiling and floor drain shower with shower screen. Heated towel rail.

SITTING ROOM
Window to front, French doors opening to the rear garden. Fireplace with electric fire.

DINING ROOM
Window to front.

INNER HALLYWAY

KITCHEN
Recently re-fitted, range of base and wall cupboards, polished stone worksurfaces, enamel sink unit with mixer tap. Fitted Rangemaster range cooker with cooker hood over. Dishwasher. Window and French doors to the patio and garden.

UTILITY ROOM
Fitted range of base and wall cupboard, worksurfaces, single drainer sink unit. Plumbing for washing machine. Window to front.

STUDY
Window to rear.

FIRST FLOOR LANDING
Split level landing with window to front. Built in storage/airing cupboard.

BEDROOM
A triple aspect room with countryside views. Built in wardrobe.

ENSUITE
Suite comprising shower cubicle, moulded hand basin with storage below. WC.

BEDROOM
Window to front. Built in wardrobe.

BEDROOM
Window to rear.

BATHROOM
Suite comprising bath with shower over, hand basin with storage below, WC. Window to rear.

TENURE
Freehold.

OUTGOINGS
Council Tax Band currently E.

SERVICES
Mains electricity, water, oil fired central heating, and domestic small treatment centre.

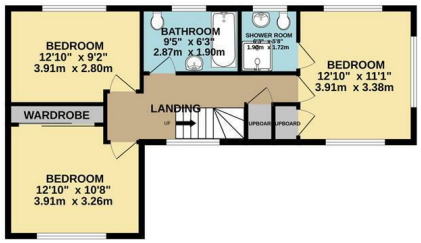
AGENTS NOTE
Prospective purchaser should be aware that there are various infrastructure projects proposed for the East Suffolk Coastal area including a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed including at Friston.

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: 20330/RDB.

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
1254 sq.ft. (116.5 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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 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

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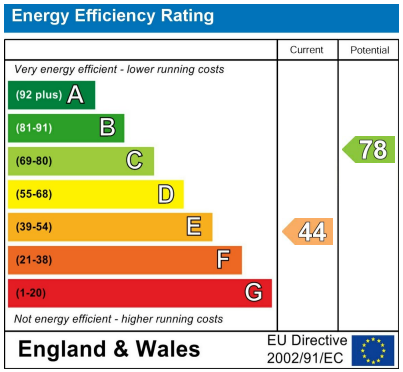

Energy Efficiency Rating

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

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