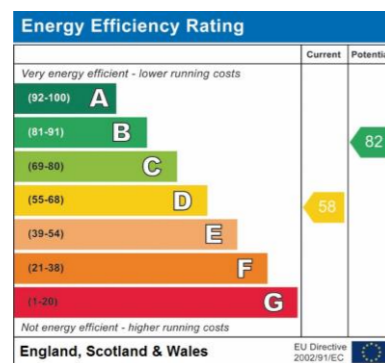
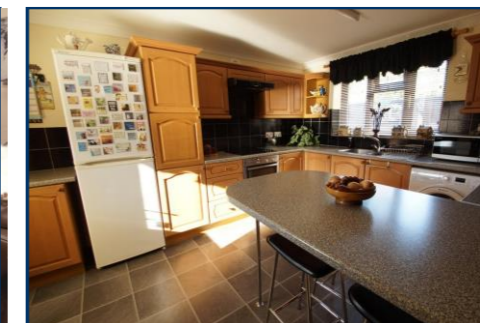




Al's Folly, Sweffling, Saxmundham, Suffolk. IP17 2BL



The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

Should you require a printed copy please contact us on the telephone number noted under 'Viewings'.

A modern three bedroom detached family home in the popular village of Sweffling located between the market towns of Framlingham and Saxmundham.

- Entrance Hall
- Kitchen/Breakfast Room
- Family Bathroom
- Sitting Room
- Shower Room
- Enclosed Garden to Rear
- Dining Room
- 3 First Floor Bedrooms
- Off-road Parking

Guide Price £275,000 Freehold

See all our properties at [www.flickandson.co.uk](http://www.flickandson.co.uk)

Ref: 17924

## DESCRIPTION

Al's Folly was built by the current owners and completed in 2003 and provides well laid out accommodation over two floors and is situated in the heart of the popular village of Sweffling, ideally located between the market towns of Framlingham and Saxmundham, just a short drive from the Heritage Coast. The accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast room, downstairs shower room, two first floor bedrooms and family bathroom. Outside the property is approached over a shingle driveway which provides ample off-road parking and with raised beds filled with established shrubs and plants, with side access to the rear garden. The rear garden is predominantly laid to lawn with paved patio area, timber shed, a summerhouse and raised vegetable beds, all enclosed by panel fencing.

## LOCATION

Al's Folly is situated in the popular and sought after village of Sweffling tucked away in the heart of the Alde river valley which contains some of the most picturesque countryside in Suffolk with gently rolling hills, meadows and woodland, ideal for walking and cycling. There is a real sense of community as within the village itself there is a public house, The White Horse, which serves real ale, a village hall, tennis and bowls club and a recreation ground. Sweffling is just two miles from the A12 with the historic market town of Framlingham approximately four miles away and the small town of Saxmundham approximately three miles away. Both towns provide a wide range of local facilities with a variety of shops including Waitrose and Tesco's in Saxmundham, as well as doctors surgeries, educational and recreational amenities. A rail service runs from Saxmundham to the county town of Ipswich with connections through to London Liverpool Street Station. The Suffolk Heritage Coast is only nine miles away to the east, so is convenient for Aldeburgh, including the internationally renowned Aldeburgh Music Festival and other attractions such as Minsmere Nature Reserve and Snape Maltings.

## DIRECTIONS

From the Agents Saxmundham office bear left and at the traffic lights turn right and head towards the A12. On reaching the A12 turn right north bound and then immediately left onto the Rendham Road. Continue along this road for approximately two miles and entering the village of Rendham continue through the village and on exiting take your first left signposted Sweffling. Continue to the "T" junction at the bottom of this road where you turn right and Al's Folly can be found a short distance along on the left hand side, identified by a Flick & Son for sale board.

The accommodation in more detail comprises:

## FRONT DOOR TO:

### ENTRANCE HALLWAY

Open stairs to first floor landing. Laminate style flooring. Two windows to side. Wall mounted electric heater. Door off to:

### DOWNSTAIRS SHOWER ROOM

Obscure window to front. Close coupled W.C. Wall mounted basin with tiled splashback and mixer tap over. Wall mounted electric heater. Extractor fan. Glazed shower cubicle with electric shower and tiled surround. Laminate style flooring.

## DOOR OFF TO:

### DINING ROOM

9' 8" x 9' 1" (2.95m x 2.77m) French style doors to garden. Laminate style flooring. Wall mounted panel electric heater.

### SITTING ROOM

13' 3" x 10' 8" (4.04m x 3.25m) Windows to front and rear. Feature fireplace with granite hearth and wooden mantel over.

### KITCHEN/BREAKFAST ROOM

13' 5" x 10' 10" (4.09m x 3.3m) Windows to side and door to garden. Matching range of fitted wall, base and display units with one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks to roll top work surfaces. Plumbing for washing machine. Space for appliances. Four ring electric hob with electric oven under and filter hood over.

## STAIRS TO FIRST FLOOR

### LANDING

Airing Cupboard with water tank and shelving. Doors off to:

### BEDROOM 1

13' 3" x 10' 9" (4.04m x 3.28m) Window to rear. Laminate style flooring.

### BEDROOM 2

13' 3" x 9' 8" (4.04m x 2.95m) Dormer window to front and Velux window to rear.

### BEDROOM 3

10' 8" x 7' 4" (3.25m x 2.24m) Dormer window to front.

### FAMILY BATHROOM

Obscure window to side. Panelled bath with tiled surround. Pedestal wash handbasin. Close coupled W.C. with tiled splashback. Laminate style flooring.

## OUTSIDE

As mentioned the property is approached over a shingle driveway which provides ample off-road parking with landscaped raised beds filled with established shrubs and plants with side access to the rear garden. The rear garden is predominantly laid to lawn with paved patio area, timber SHED, SUMMERHOUSE and raised vegetable beds and is enclosed by panel fencing. The garden also enjoys a southerly aspect.

## SERVICES

Mains electricity and water are available. Private sealed unit Klargestor for drainage. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

## OUTGOINGS

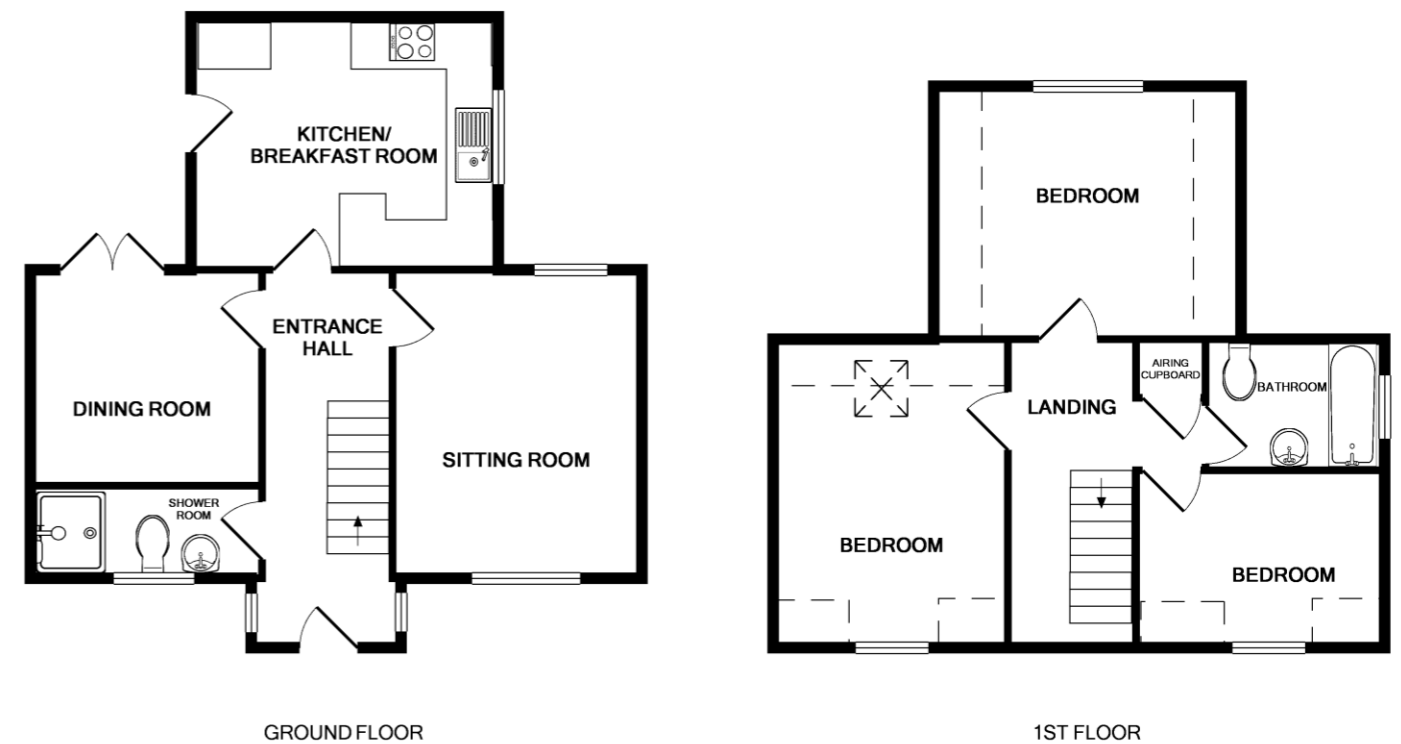
Council Tax currently Band "D". Further details can be obtained from the Suffolk Coastal District Council, Melton Hill, Woodbridge IP12 1AU. Tel: (01394) 383789.

## VIEWING

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: 17924/LVB.

**AREA INFORMATION** For further information about the area including schooling, transport, policing, environment agency and utilities visit our Area Info website page at [www.flickandson.co.uk](http://www.flickandson.co.uk)

**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.



Net Internal Floor area excluding all walls. Whilst every attempt 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/omission, 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 2027  
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