



## Saxmundham, Guide Price £375,000

- Great Family Home
- Lovely Private Garden
- Study & Cloakroom
- EPC - D
- Four Bedrooms
- EV Charging Point
- Gas Central Heating
- Driveway & Double Garage
- Two Ensuites
- Double Glazing

# Bittern Road, Saxmundham

A attractive modern detached family home with a delightful landscaped private garden, situated walking distance to the town centre. The market town of Saxmundham lies just off the A12. It offers a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, 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.



Council Tax Band: D



## DESCRIPTION

An attractive modern detached family home situated on the ever popular Brook Farm estate within walking distance from the town centre and railway station. Set back from the road behind a lawn front garden and screening hedgerow, a driveway provides off road parking for two vehicles, EV charger and double garage. To the rear is a delightful private garden, professionally landscaped garden with wide paved patio area and footpaths, sleeper edged lawn and border stocked with a wealth of shrubs and a mature mulberry tree, creating this charming private garden. The accommodation with gas central heating and double glazing comprises:

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor landing.

### CLOAKROOM

Suite comprising hand basin and W.C. Opaque window.

### STUDY

Window overlooking the front garden.

### SITTING ROOM

Marble faced fireplace with painted timber mantle and surround, gas fire. Window and casement doors opening to the garden. Panel glazed double doors opening to:

### DINING ROOM

Window overlooking the rear garden. Door to:

### KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and

tiled surrounds. Single drainer sink unit and water softener. Windows overlooking the front garden. Under stair cupboard.

## FIRST FLOOR

### LANDING

Airing cupboard.

### BEDROOM ONE

Built in wardrobe. Window to front elevation.

### ENSUITE SHOWER ROOM

Suite comprising shower cubicle, hand basin and W.C. Wall tiling. Opaque window.

### BEDROOM TWO

Built in wardrobe. Window overlooking the rear garden.

### ENSUITE SHOWER ROOM

Suite comprising shower cubicle, hand basin and W.C. Wall tiling. Opaque window.

### BEDROOM THREE

Built in wardrobe. Window overlooking the rear garden.

### BEDROOM FOUR

Window to front elevation.

### BATHROOM

Suite comprising panel bath with mixer tap and shower, hand basin and W.C. Wall tiling. Opaque window.

### TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20658/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.

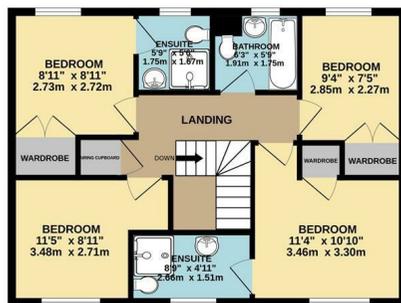




GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.

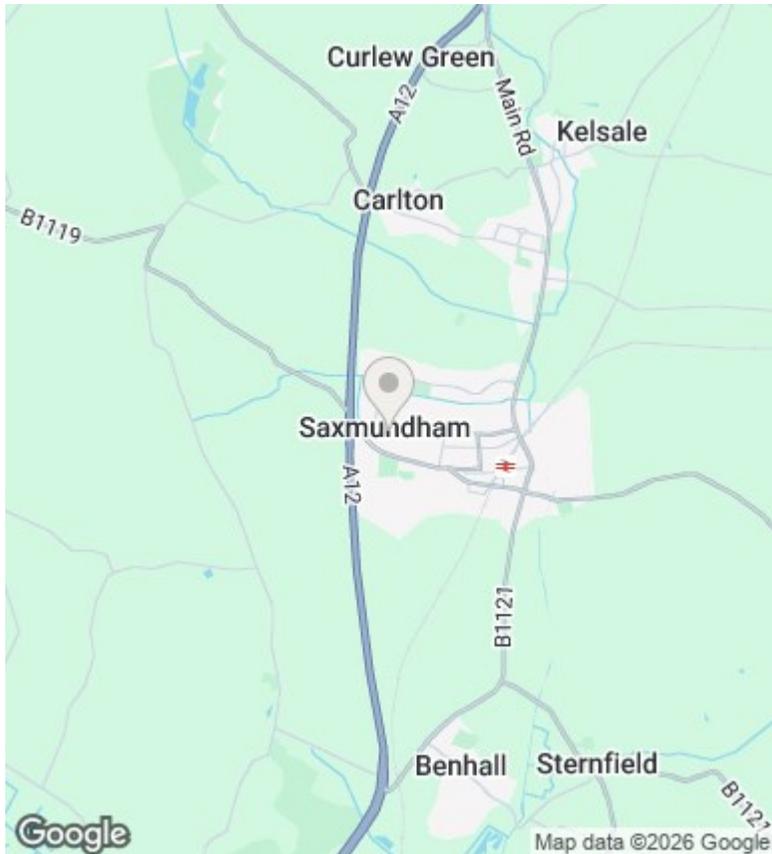


1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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 |                         | 84        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      |           |
| (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](http://www.epcregister.com)