



Snape,

Guide Price £475,000

- Greatly Improved and Beautifully Maintained Family Home
- Wide Driveway and Detached Garage
- Re-Fitted ensuite Shower Room, Family Bathroom and Cloakroom
- Oil fired Central Heating and Double Glazing
- Superb Kitchen/Breakfast Room with Appliances
- No Onward Chain
- Private South Facing Garden & Store
- Three Well Proportioned Bedrooms
- EPC - D

Saxonfields, Snape

An immaculately presented detached family home set in private south facing gardens in a peaceful cul de sac in the ever popular village of Snape. Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: D



DESCRIPTION

Tucked away in a peaceful cul-de-sac in one of East Suffolk's most sought-after villages, 26 Saxonfields is an attractive modern detached family home set within a generous plot and enjoying a delightful southerly-facing garden. With rendered, colour-washed elevations beneath pitched pantile roofs, the property offers excellent kerb appeal, off-road parking, access to a detached garage, and a wide open-plan front lawn. A hand gate leads through to a secluded rear garden, where a broad paved terrace and abundant planting create a wonderfully private haven.

Inside, the home is thoughtfully arranged for family living. The front door opens into a welcoming entrance hall with cloakroom and staircase rising to the first floor, while two reception rooms sit either side. The principal reception room enjoys a dual aspect and features a contemporary electric fire, with patio doors opening into a spacious conservatory that flows beautifully into the garden. The second reception room, currently used as a dining room, also benefits from a dual aspect overlooking the front garden and driveway and leads through to a well-appointed kitchen/breakfast room. Here, an extensive range of storage cupboards and drawers, composite work surfaces, and integrated appliances provide both style and practicality, with windows overlooking the rear garden and a door opening directly onto the terrace.

Upstairs, the landing leads to three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, while a family bathroom completes the accommodation.

The current owners have undertaken an extensive programme of refurbishment, resulting in a beautifully presented and carefully

maintained home that combines comfort with a sense of seclusion. Perfectly positioned within easy reach of the coast and surrounding countryside, this is an ideal opportunity to enjoy village life in one of East Suffolk's most desirable locations.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20999/RDB.

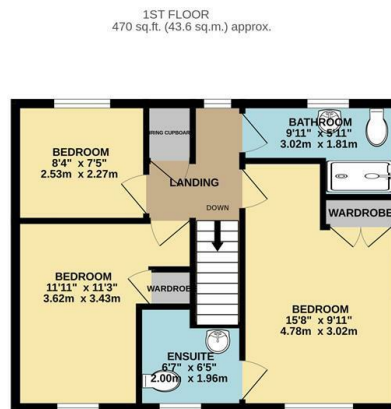
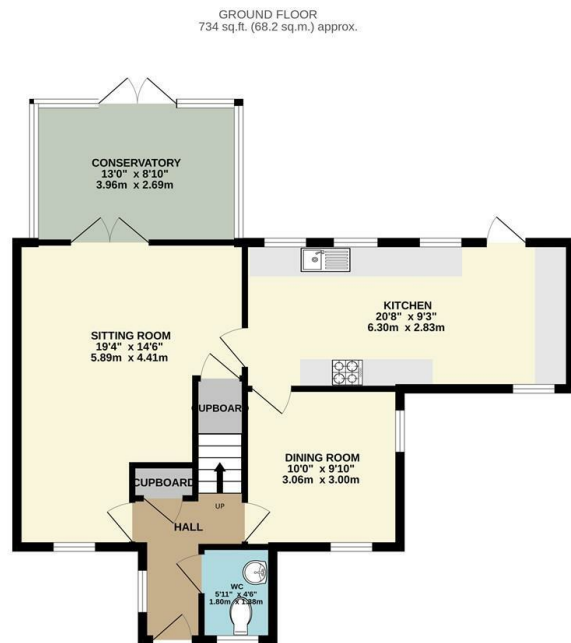
FIXTURES AND FITTINGS

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

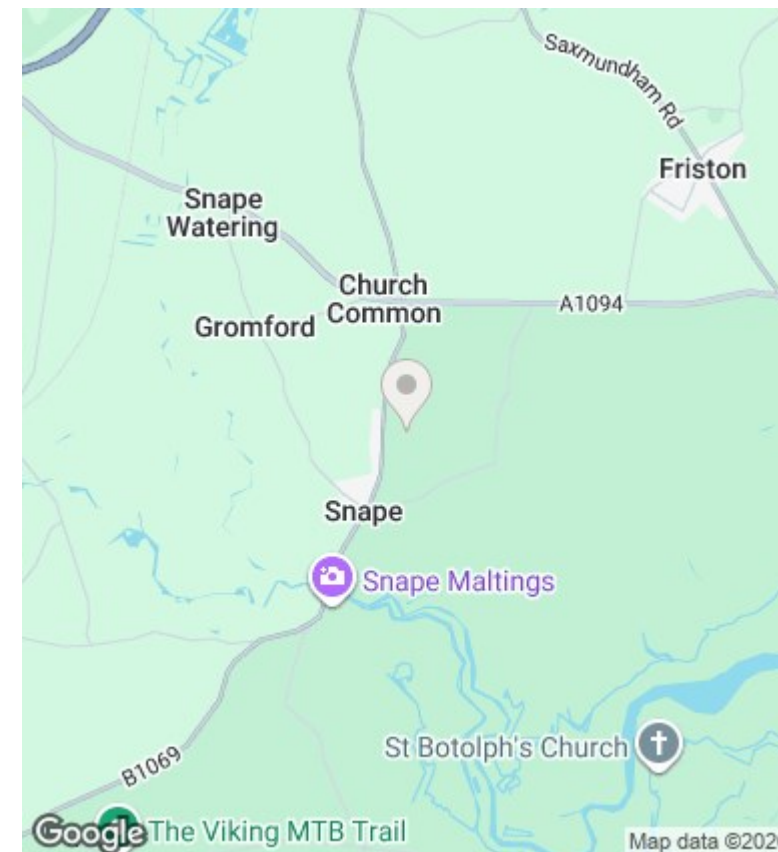
make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 1204 sq.ft. (111.8 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, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	79
(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