Flick & Son
Coast and Country







Saxmundham, Suffolk

Guide Price £350,000

- Four Bedrooms
- Stunning Garden
- Gas Central Heating
- Garage & Driveway
- Large Kitchen Diner
- EPC - C
- Two Bathrooms & En Suite
- Village Location

High Street, Saxmundham, Suffolk, IP17 1AB
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West View, Saxmundham

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.

4 3 2 C

Council Tax Band: C





Tenure
Freehold

Outside
West View enjoys an attractive frontage with a generous driveway providing off-road parking for multiple vehicles. A pathway leads to the welcoming porch, while a side gate offers access to the rear garden and detached garage.
The private side and rear gardens benefit from east and south-facing orientation, ensuring sunshine throughout much of the day.
Immediately outside the patio doors is a raised decking area, perfect for outdoor dining and entertaining. Beyond this sits a fully insulated outbuilding, offering an excellent garden room, home office or hobby space.
The detached garage features double doors opening onto the driveway and provides ideal storage for a vehicle or workshop space. It is equipped with electricity and is presented in excellent condition.

Entrance Hallway
The property is entered via a practical porch, added in recent years to provide valuable storage and create a bright, welcoming entrance. A further door leads into the main hallway, where the staircase rises to the first floor and doors lead to the living room, dining room and ground floor shower room.

Living Room
A spacious yet wonderfully cosy reception room, centred around an attractive log burner that creates a warm cottage feel. Windows at both ends of the room allow natural light to flood through, enhancing the bright and inviting atmosphere.

Dining Room
A generous dining room that flows seamlessly into the kitchen while also connecting to the living room. Two windows overlook the rear garden, creating a pleasant outlook, while useful understairs and utility cupboards provide excellent storage. A door also offers direct access to the garden.

Kitchen
A stylish, modern kitchen thoughtfully designed around a central island, creating a practical and sociable layout. Fitted units provide ample storage at both eye and base level along three walls, while patio doors and a window above the sink fill the room with natural light. Integrated appliances include a Neff double oven, Neff gas hob, fridge freezer and dishwasher.

Ground Floor Shower Room
Beautifully tiled throughout and fitted with a walk-in shower, wash hand basin and WC. Additional features include a heated towel rail, frosted window, extractor fan and recessed ceiling spotlights.

First Floor Landing
The landing provides access to all four bedrooms and the family bathroom.

Bedroom One
A superb principal bedroom featuring a private balcony, en-suite shower room and two additional windows that enjoy far-reaching views across the village.

En Suite
Comprising a shower enclosure, wash hand basin, WC and heated towel rail.

Bedroom Two
A comfortable double bedroom with windows overlooking the front of the property.

Bedroom Three
A well-proportioned bedroom overlooking the front aspect, complemented by a charming feature fireplace.

Bedroom Four
A good-sized single bedroom with a built-in wardrobe and views over the rear garden.

Family Bathroom
A well-appointed bathroom featuring a statement bath, wash hand basin, WC, heated towel rail and a built-in storage cupboard.

Services
Mains gas, electricity, water and drainage are connected.

Outgoings
Council Tax Currently Band C

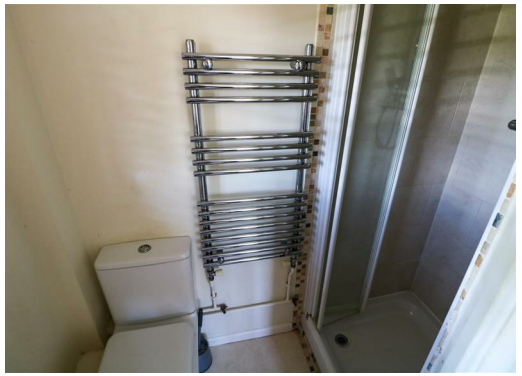
Viewing
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
Email: enquiries@flickandson.co.uk
Tel: 01728 633777

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.









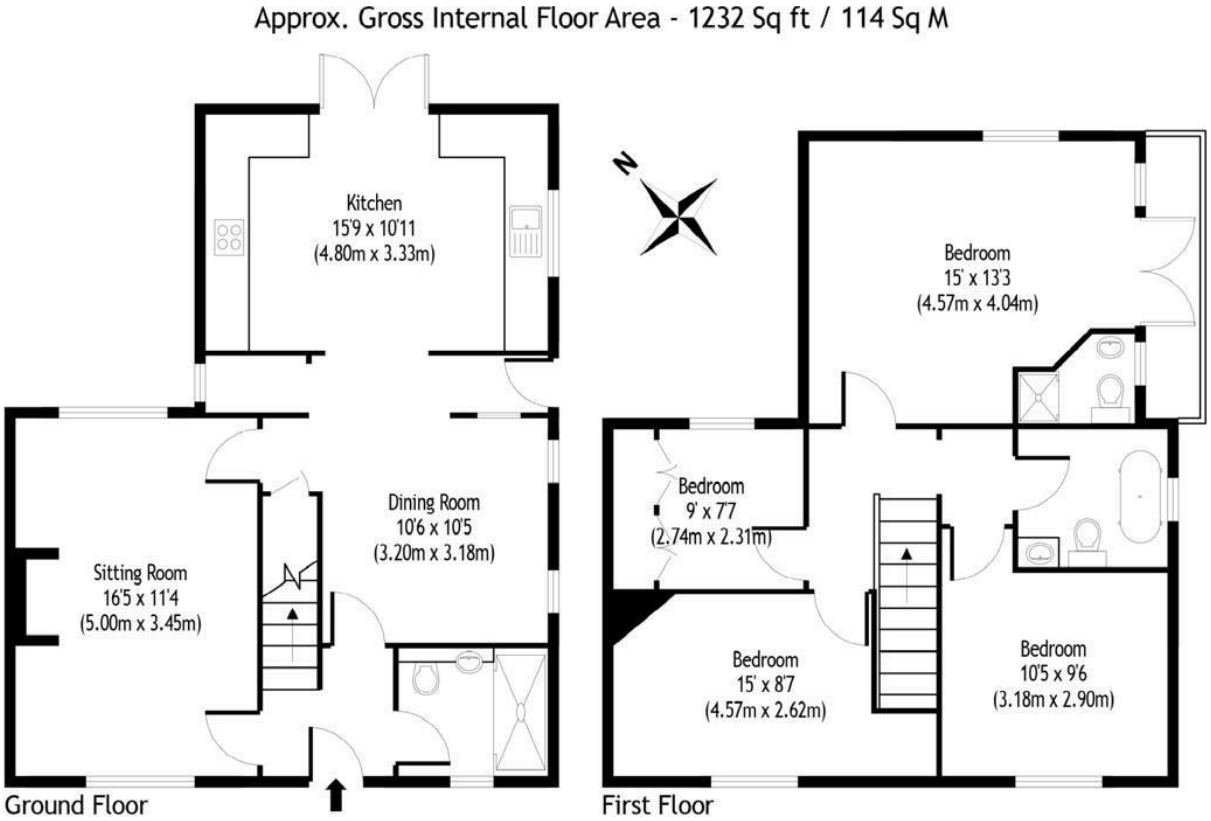












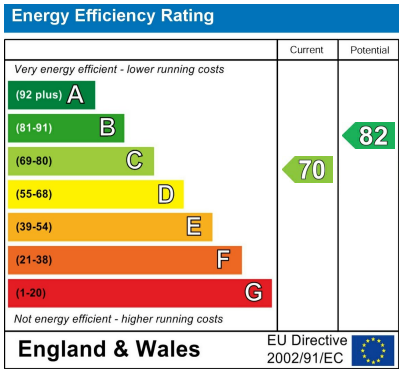


Conveyancing, Surveys & Financial Services

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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