



Saxmundham,

Guide Price £250,000

- Well Presented Family Home
- Gas Central Heating and Double Glazing
- 3 Bedrooms and Shower Room
- Large Garden with Summer House
- Double Glazed Conservatory
- No Onward Chain
- Off Road Parking with Carport
- Side Hallway with WC and Stores
- EPC - C

Saxon Road, Saxmundham

A semi-detached three bedroom family home, with a large rear garden and off road parking, situated in the popular market town of Saxmundham. Saxmundham Lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with leisure interest in mind the area abounds with opportunities including the nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: B



DESCRIPTION

Conveniently located within comfortable walking distance of the town centre and its excellent range of amenities, this particularly well-presented semi-detached family home offers bright, well-proportioned accommodation complemented by beautifully maintained gardens and a high standard of presentation throughout.

Set well back from the road, the property enjoys an attractive frontage with painted brick elevations beneath a pitched and hipped tiled roof. A thoughtfully landscaped, sunken front garden, attractively laid to shingle and planted with a colourful variety of shrubs, creates an appealing first impression, while a pathway leads to the welcoming entrance hall with staircase rising to the first floor.

The principal reception rooms have been designed with everyday family living in mind. The comfortable sitting room overlooks the front garden and features an attractive mock stone fireplace as its focal point, flowing seamlessly through to the adjoining dining room. Beyond, the well-appointed kitchen is fitted with an excellent range of wall and base units providing ample storage and generous preparation space, while a delightful conservatory enjoys lovely views across the rear garden and opens directly onto the terrace, creating an ideal setting for entertaining and relaxed indoor-outdoor living.

A practical side lobby, accessed from the kitchen, has a separate WC and provides a wealth of additional storage together with access to both the front and rear gardens, while an adjoining external store/workshop offers excellent space for hobbies,

gardening equipment or general storage.

The first floor comprises three well-proportioned bedrooms, together with an airing cupboard and a stylish shower room fitted with a contemporary white suite, completing the well-balanced accommodation.

The gardens are undoubtedly one of the property's most appealing features. Carefully designed to provide interest throughout the seasons, the rear garden incorporates two raised paved terraces, ideal for outdoor dining and entertaining, separated by attractive shingle beds planted with ferns and mature conifers. Beyond lies a well-maintained lawn together with additional landscaped shingle areas, stepping stone pathways and an abundance of established shrubs, creating a peaceful and private setting. A charming timber summerhouse provides a wonderful retreat, while the adjoining carport enjoys direct access onto a rear track, over which the property benefits from a right of access.

Further benefits include double glazing and gas-fired central heating. Combining attractive gardens, practical family accommodation and a convenient location close to the town centre, this delightful home is ideally suited to a wide range of purchasers seeking a comfortable and easily managed home in a popular residential setting.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

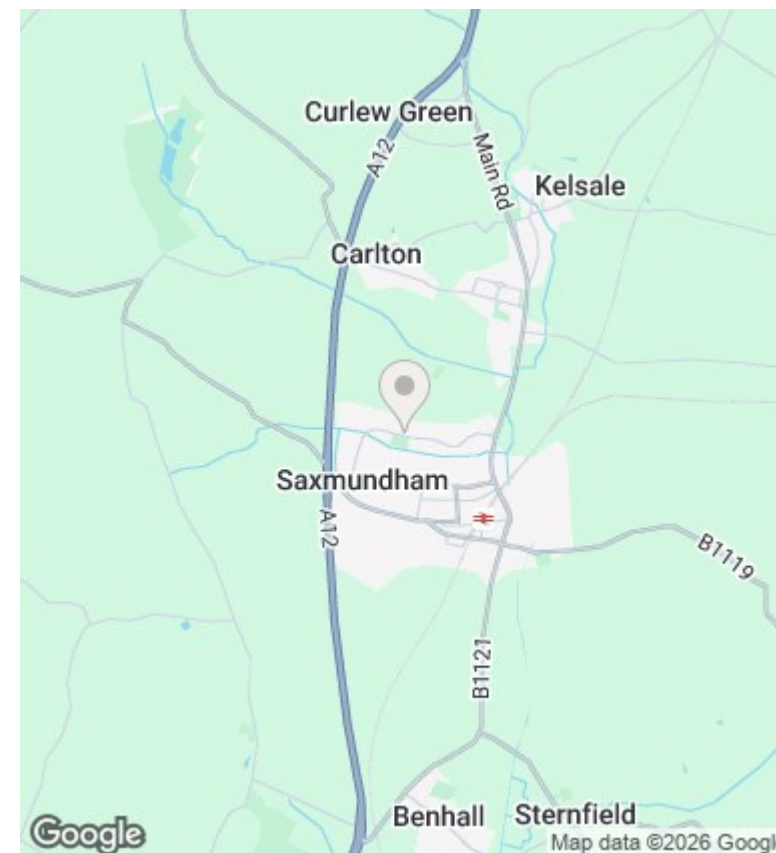
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21181/RDB.

FIXTURES AND FITTINGS

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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	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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