Flick & Son
Coast and Country







Woodbridge,

Guide Price £435,000

- No Onward Chain
- Bathroom, En Suite & Cloakroom
- Close to Schools
- Four Bedroom Detached House
- Kitchen Diner & Utility Room
- EPC - Awaiting
- Garage & Driveway
- Living Room & Conservatory

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Coucy Close, Woodbridge

A spacious detached house within walking distance from the town centre of Framlingham. The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086). The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has a railway station and connects to the A12 and the Suffolk Heritage Coast.

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Council Tax Band: E





Tenure
Freehold

Location
Coucy Close is a small development built in the late 1990's situated close to the heart of Framlingham. The property is within close proximity to Robert Hitcham's Primary School as well as the good selection of shops, public houses and restaurants within the town.

Framlingham is best known locally for its Medieval Castle. It also has excellent schooling with both Thomas Mills High School and Framlingham College. Framlingham lies 19 miles north of the County town of Ipswich and 45 miles south-east of Norwich. The nearest railway station can be found at Campsea Ashe which has links to Ipswich from where fast Inter City rail services to London's Liverpool Street station take just over the hour. The Heritage Coastline is approximately 15 miles to the east.

Entrance Hall
A spacious entrance hall with stairs to first floor landing. Doors to living room, kitchen, dining room & cloakroom

Kitchen Diner
A lovely open plan room with windows at each end. The dining area is large enough for family dining table and the kitchen has units at eye and base level. Window above sink overlooking rear garden.

Utility Room
With worksurface and cupboard under, wall mounted boiler, space and plumbing for washing machine and door into the built-in understairs cupboard. Part glazed door to the rear garden.

Living Room
An attractive room centred around the fireplace, it has a double glazed window overlooking frontage and double doors leading to the conservatory

Conservatory
Brick plinth to dado height with glazing to three sides, polycarbonate roof and double doors leading to the outside.

Cloakroom
WC, pedestal wash hand basin and radiator

First Floor Landing
Doors leading to bedrooms and bathroom. Loft hatch above and airing cupboard

Bedroom One
Range of built-in wardrobe cupboards, twin panel radiator and En Suite

En Suite
Shower room With fully tiled double shower cubicle, low flush WC with concealed cistern and hand wash basin in vanity unit with cupboards below.

Bedroom Two
Built-in wardrobe cupboard. Radiator and outlook over the rear garden.

Bedroom Three
With radiator and outlook over the front.

Bedroom Four
Radiator & Double Glazed Window

Bathroom
Bath in tiled surround with shower attachment over, low flush WC and hand wash basin, both in vanity unit with concealed cistern. Twin panel radiator. Extractor fan.

Outside
The house is approached off Coucy Close onto a path leading to the attractive front door with open porch an timber pillars. The front

garden is laid to lawn with a low Box hedge boundary and flower beds. To the side there is a hard standing which leads to the single detached garage with timber up and over door. A gate to the side leads to the pretty rear garden which has a patio area with steps leading to a grassed area. There are attractive borders surrounding. There is a close boarded fence at the rear.

Services
Mains water, electricity, gas and drainage connected. Gas fired central heating.

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

Outgoings
Council Tax Band Currently E

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.









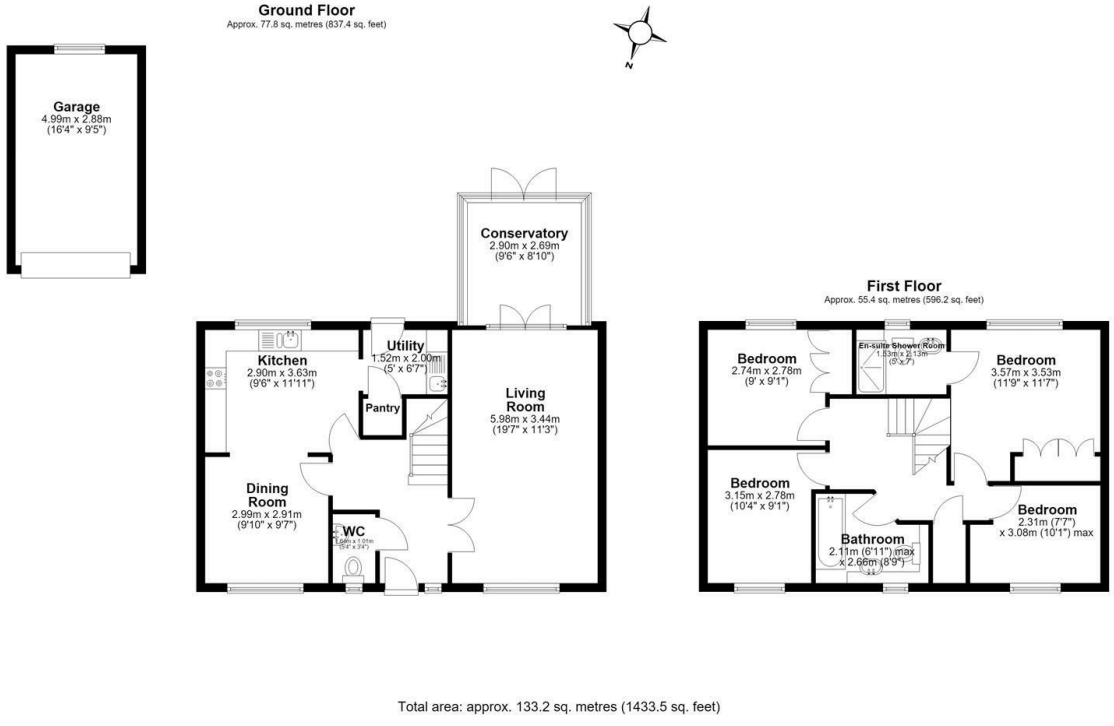




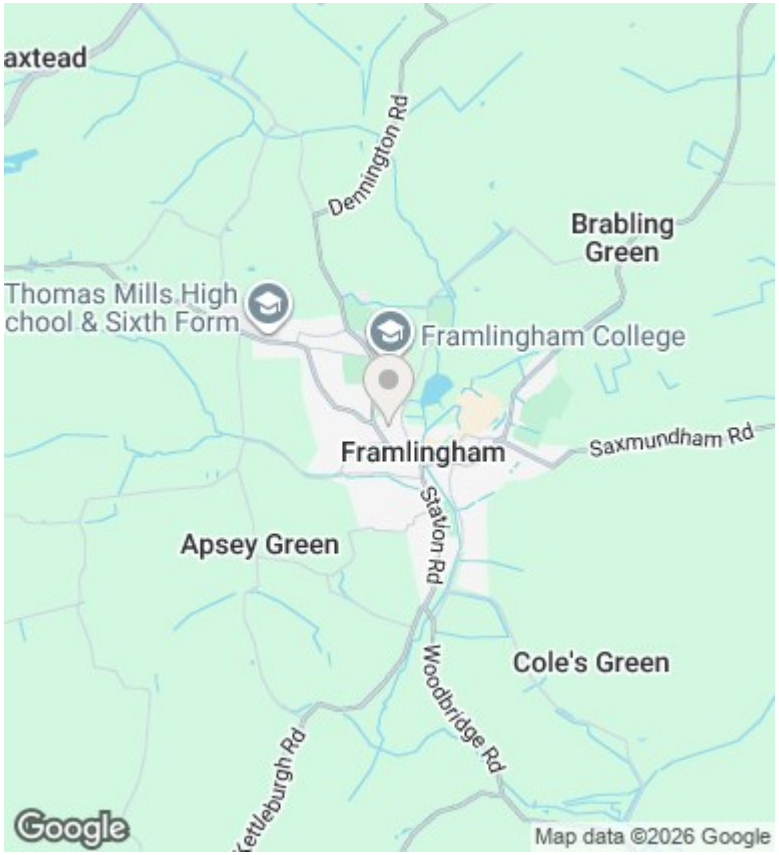








Total area: approx. 133.2 sq. metres (1433.5 sq. feet)

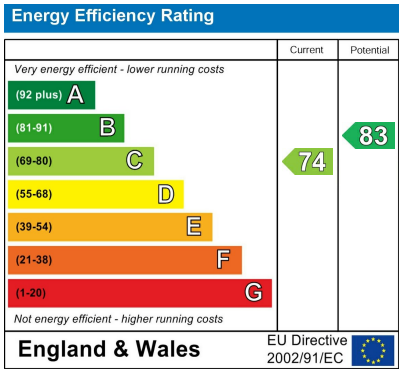


Conveyancing, Surveys & Financial Services

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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