



Saxmundham,

Guide Price £325,000

- Three Double Bedrooms
- Built in 2017
- Gas Central Heating
- Three Bathrooms & Cloakroom
- Excellent Condition
- EPC - B
- Garage & Off Road Parking
- Ideal Garden

Yew Close, Saxmundham

Guide Price £325,000 - £335,000 A spacious three bedroom, three bathroom townhouse with garage and parking within walking distance of the High Street and railway station. The market town of Saxmundham lies just off the A12 with 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 dentist's 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 St.



Council Tax Band: C



Tenure

Freehold

Garage & Parking

Outside

The property enjoys a generous rear garden, predominantly laid to lawn and complemented by a raised decking area, perfect for outdoor dining and enjoying the sunshine. There is also direct access to the garage from the garden.

Entrance Hallway

A welcoming entrance hall with doors leading to the cloakroom, kitchen/dining room and living room. Useful understairs storage cupboard and staircase rising to the first-floor landing.

Living Room

A comfortable and versatile reception room featuring double doors to the kitchen/dining room, allowing the space to be opened up for modern family living or closed off to create a cosy retreat. Double-glazed window overlooking the front aspect.

Kitchen Diner

A bright and sociable space, ideal for everyday living and entertaining. The dining area comfortably accommodates a table and chairs, while patio doors open directly onto the rear garden. The modern kitchen is fitted with a range of wall and base units, complemented by a Caple double oven, gas hob with extractor hood over, and space for additional appliances. The gas-fired boiler is neatly housed within a corner unit.

Cloakroom

Fitted with a low-level WC, wash hand basin and a frosted double-glazed window.

First Floor Landing

Doors lead to two bedrooms and the family bathroom. Airing cupboard providing useful storage.

Bedroom Two

A superb double bedroom enjoying two double-glazed windows to the front aspect, offering pleasant views towards the surrounding countryside. Built-in double wardrobe and access to the en-suite shower room.

En Suite

Modern suite comprising a walk-in shower, low-level WC and wash hand basin.

Bedroom Three

A spacious double bedroom with a double-glazed window overlooking the rear garden.

Family Bathroom

A generously sized bathroom fitted with a panelled bath, low-level WC and wash hand basin. Frosted double-glazed window.

Bedroom One

Occupying the entire top floor, this impressive principal bedroom is flooded with natural light from both a Velux roof window and a front-facing window. The room further benefits from a large walk-in wardrobe and en-suite shower room, creating a wonderful principal suite.

En Suite

SERVICES

Mains Gas, Water, Electricity & Sewage

Outgoings

Council Tax Band Currently C

Viewing

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

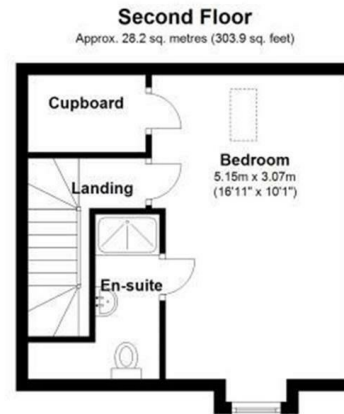
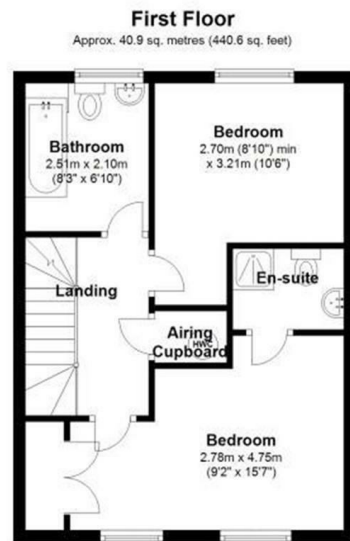
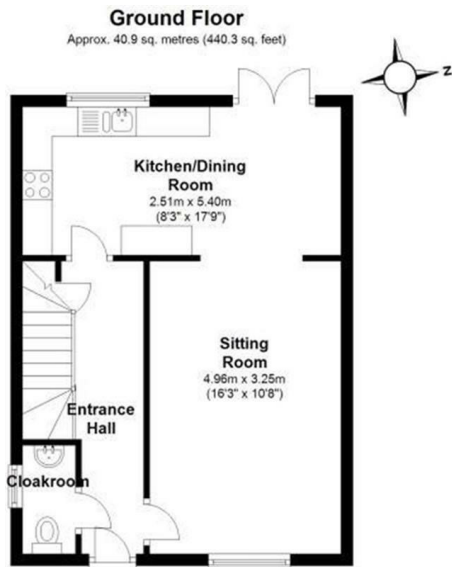
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Fixtures & Fittings

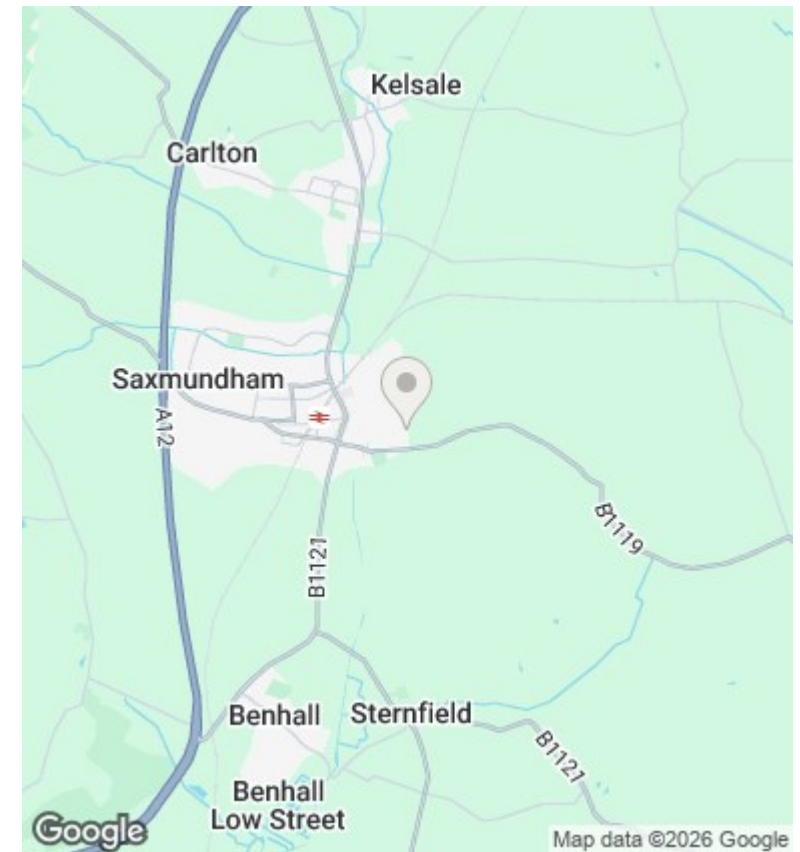
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Total area: approx. 110.1 sq. metres (1184.8 sq. feet)



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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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