



Saxmundham, Suffolk

Guide Price £425,000

- Garage & Driveway
- West Facing Garden
- Conservatory/Utility Room
- Gas Central Heating
- Three Double Bedrooms
- No Onward Chain
- EPC - Awaiting
- Large Living Room

Fairfield Road, Saxmundham

A Detached Bungalow with Garage and Ample Parking. Set within walking distance of Saxmundham town centre and the railway station, the property combines charm with practical living spaces, making it an ideal family home. 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 primary school, 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 Street.



Council Tax Band: D



Entrance Hall

Upon entering the property, you are welcomed into a generous entrance hall. A door to the right leads into the main reception room, while further along the hallway there is a useful coat cupboard and a double-door airing cupboard providing excellent storage.

Living/Dining Room

A spacious double-aspect reception room featuring an electric fireplace and ample space for both living and dining furniture. French doors open directly onto the beautiful west-facing garden, creating a bright and inviting living space.

Kitchen

The well-appointed kitchen benefits from a serving hatch to the living/dining room, creating a sociable layout. It features an integrated oven and hob, space for an under-counter fridge/freezer, and an excellent range of storage cupboards.

Conservatory

A bright and sunny conservatory accessed directly from the kitchen, ideal for enjoying a morning coffee or evening drink. The conservatory also benefits from plumbing for a washing machine and French doors leading onto the patio and garden.

Master Bedroom

A generously sized Master Bedroom, currently accommodating a king-size bed with ease. There is ample space for additional furniture, including wardrobes, bedside tables, and a chest of drawers. The room also benefits from a built-in double wardrobe.

Bedroom Two

A further double bedroom featuring a built-in double wardrobe, offering practical storage space.

Bedroom Three

A good sized double bedroom, with tiled floor making a cooler bedroom to relax in.

Bathroom

A spacious bathroom comprising a large walk-in shower, wash basin, and WC. A frosted double-glazed window provides natural light while maintaining privacy.

Garden

A delightful west-facing rear garden featuring a large patio area, lawn, and garden shed. The garden enjoys an excellent degree of privacy, as it is not overlooked by neighbouring properties.

Garage & Driveway

The property benefits from ample off-road parking for at least four vehicles. Additional features include a covered carport and a single garage equipped with both power and lighting.

Services

Mains water, electric, gas, drainage

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

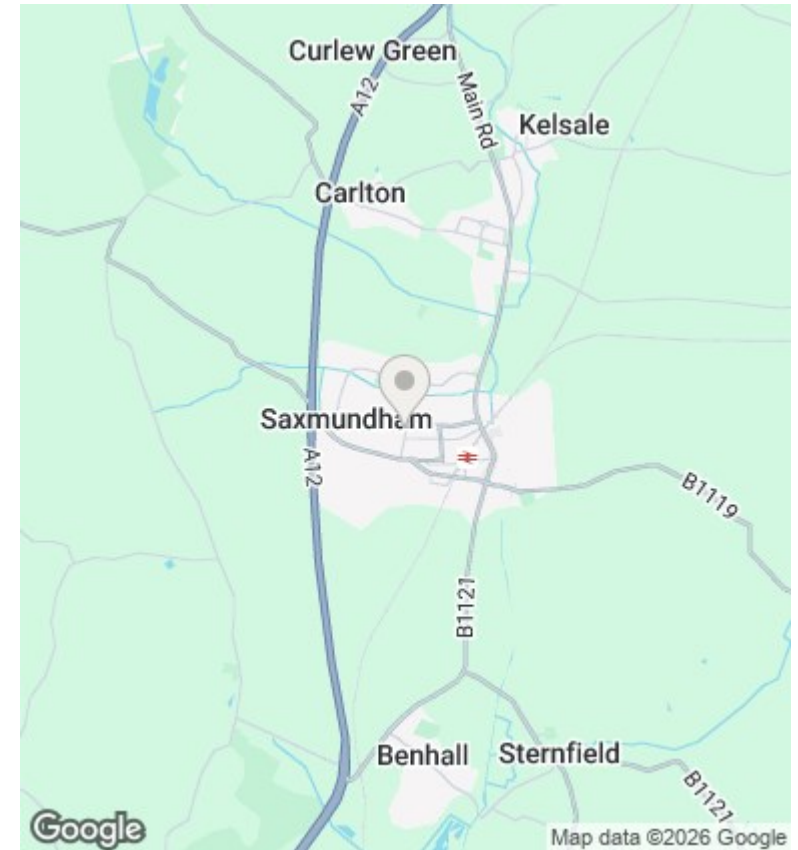
Council Tax Band Currently D







TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)



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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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