



## Saxmundham,

Guide Price £475,000

- Three Bedroom Detached House
- Fabulous Gardens
- Gas Central Heating
- One Bedroom Annex
- Garden Room
- EPC - D
- Off Road Parking
- Walking Distance to Train Station & High Street

# Fairfield Road, Saxmundham

A Detached House with Annex. 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: E



## Tenure

Freehold

## Overview

Dating back to the early 20th century, this elegant detached residence with a self-contained annex is beautifully positioned, set back within its generous plot on one of the area's most sought-after roads. Combining period charm with tasteful modern enhancements, this exceptional home offers versatile living space, privacy, and a wonderfully established garden setting.

## Annex

A modernised and homely one-bedroom self-contained annex offering superb flexibility for guests, extended family, or potential rental income.

The annex features open-plan living, with a bright sitting area and kitchen fitted with eye- and base-level units and a sink. Double-glazed windows and attractive patio doors lead out to the patio and garden, filling the space with natural light. The bedroom is well proportioned and benefits from an en suite comprising a modern WC, basin, and walk-in shower, along with an extractor fan and frosted double-glazed window. The annex operates on standalone electric heating.

## Entrance Hallway

A welcoming entrance hall sets the tone for the home, with doors leading to the principal reception rooms and a staircase rising to the first floor.

## Living Room

A beautifully styled and intimate reception space, centred around a charming log burner that creates a warm and inviting focal point. A large sash window frames views of the garden, while double-glazed doors open seamlessly into the garden room, enhancing the connection between indoor and outdoor living.

## Garden Room

Positioned on the desirable south side of the property, this contemporary double-glazed garden room enjoys an abundance of natural light and tranquil garden views. Patio doors open directly onto the garden, making it an ideal space for relaxing or entertaining throughout the seasons.

## Dining Room

An equally impressive second reception room featuring an open fireplace and a large sash window overlooking the front garden. A refined yet comfortable setting, perfect for formal dining or relaxed gatherings.

## Kitchen.

Practical and well-appointed, the kitchen offers both eye- and base-level units, with a sink positioned beneath a window overlooking the rear garden. A substantial Sterling gas range cooker with seven gas hobs forms a striking centrepiece. Additional features include a built-in fridge, understairs storage cupboard, radiator, and an external door providing direct access to the rear garden.

## Utility Room

Located just off the kitchen, this highly functional space provides additional base units, shelving, a built-in freezer, and houses the gas boiler — ideal for keeping laundry and household tasks separate from the main living areas.

## Office

Also accessed from the kitchen, this versatile room is currently used as a home office, enjoying pleasant views over the rear garden. It offers flexibility for a study, playroom, or hobby space.

## First Floor Landing

The landing provides access to all bedrooms and the family bathroom, with a loft hatch above for additional storage potential.

## Principle Bedroom

A generously proportioned double bedroom with dual-aspect windows overlooking both the front and rear gardens, allowing for excellent natural light. The room benefits from a walk-in wardrobe and a charming feature fireplace, creating a restful and characterful retreat.

## Bathroom

A stylish and thoughtfully designed family bathroom comprising a walk-in shower, freestanding bath, basin, and WC. Tiling extends from chest height downwards, complemented by spotlights, an extractor fan, and a heated towel rail. A striking glass-block feature window floods the space with natural light while maintaining privacy.

## Bedroom Two

A spacious double bedroom with a large sash window overlooking the front garden and a radiator.

## Bedroom Three

Currently arranged as a comfortable single bedroom, this well-proportioned room enjoys a large sash window to the rear elevation and a radiator.

## Outside

Set well back from the road, the property enjoys exceptional privacy and an attractive frontage adorned with mature Virginia creeper and classic sash windows. Access is gained via a pedestrian gate, while a substantial double gate opens onto a block-paved driveway. Shingle pathways meander through the thoughtfully designed garden, which has been divided into distinct zones including a lawned area, vegetable patch, greenhouse, and shed — perfect for keen gardeners. The south-facing rear garden features additional block-paved seating areas, ideal for al fresco dining and entertaining.

## External Laundry Room

Attached to the annex, the external laundry room offers plumbing for white goods, providing practical additional utility space.

## SERVICES

Mains Gas, Electricity, Water & Sewage

## OUTGOINGS

Council Tax Band currently E

## Viewing Arrangements

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

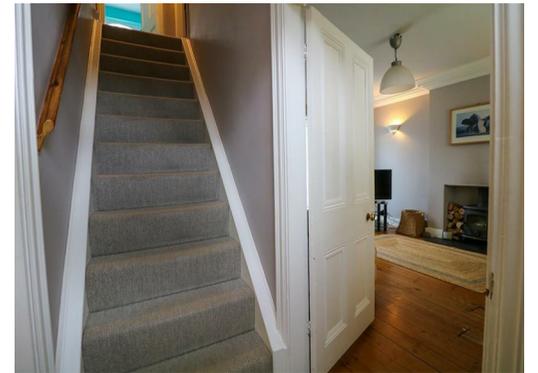
Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

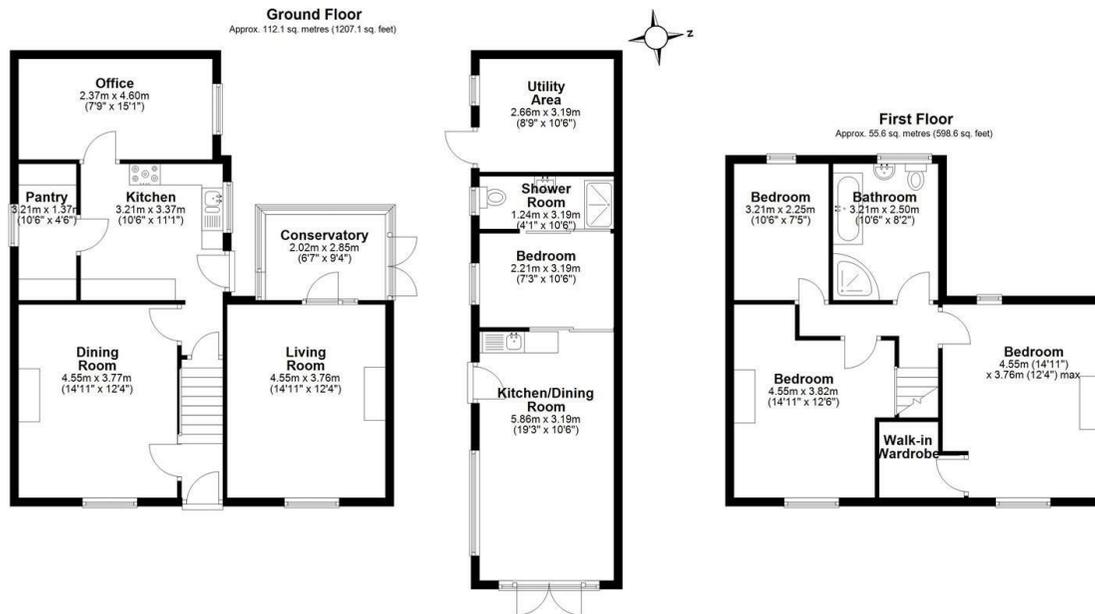
Tel: 01728 633777

## 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.







Total area: approx. 167.8 sq. metres (1805.7 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)