Flick & Son
Coast and Country

Saxmundham, Suffolk

Guide Price £400,000

- Three Bedrooms
- Private Gardens
- Bespoke Kitchen
- EPC - E
- Town Centre Location
- Attached Barn Converted into Large Studio / Games Room
- Potential to Extend
- Period Charm & Character
- Off Road Parking
- Ample Attic Storage

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

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Albion Street, Saxmundham

A charming detached period family home with large studio/games room, private gardens and off road parking, situated close 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, dentists, surgeries, and Waitrose and Tesco supermarkets. The local railway station which lies just a short walk of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.

3 1 3 E

Council Tax Band: D

DESCRIPTION
A unique opportunity to acquire a most attractive detached period home, with an attached barn having been converted into a studio/games room and offering further potential to extend the accommodation of this charming family home in the heart of Saxmundham. Accessed from Albion Street along a shingle driveway providing off road parking and access to the courtyard and entrance porch at the rear, a pathway leads around the property leading to the front entrance door with patio area and a sloping south facing private garden bordering Mill Road. The accommodation retains great charm and character with fireplaces, exposed timber floors, panel doors, sash windows and hand-built kitchen. All in all, a distinctive period home which must be viewed to be appreciated.

ACCOMMODATION

ENTRANCE HALL
Staircase rising to the first floor with vast understairs storage space. Polished timber floorboards.

CELLAR

SITTING ROOM
Sash windows to front and rear elevations, open fireplace with timber mantel and surround. Polished timber floorboards.

DINING ROOM
Sash window to front elevation. Brick fireplace. Painted timber floorboards.

KITCHEN/BREAKFAST ROOM
A bespoke kitchen with range of built in storage cupboard and draws below polished granite split level work surfaces. Single drainer sink unit with mixer tap. Fitted electric oven and gas hob. Concealed fridge and freezer, plumbing for dishwasher. Windows to the rear elevation. Tiled floor.

REAR PORCH
Glazed with entrance door to the rear courtyard.

STUDIO/GAMES ROOM
Windows and patio doors to front and rear elevations. Quarry tiled floor. Extending loft ladder leading to a large boarded loft space creating vast amount of storage space.

STUDY
Entrance door to rear elevation, window to front elevation.

W.C. / UTILITY
Butler sink and W.C. Plumbing for washing machine. Window to side elevation.

FIRST FLOOR

LANDING
Galleried return landing. Access to a spacious boarded loft creating ample storage.

BEDROOM
Cast iron fireplace with painted mantel and surround. Sash window to front elevation overlooking the garden.

BEDROOM
Sash window to front elevation overlooking the garden.

BEDROOM

BATHROOM
Victorian style suite comprising painted wood panel bath with mixer tap and shower. Pedestal hand basin and W.C. Sash window overlooking the garden and polished timber floor boards. Wall tiling.

TENURE
Freehold.

OUTGOINGS
Council Tax Band currently D.

SERVICES
Mains gas, electricity and water. Mains drainage to be confirmed.

VIEWING ARRANGEMENT
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: 20679/RDB.

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.

Butterfly
Butterfly

TOTAL FLOOR AREA : 1926 sq.ft. (179.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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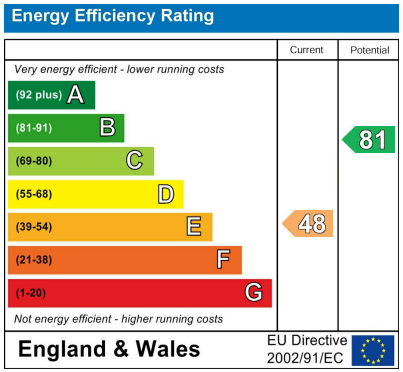
Conveyancing, Surveys & Financial Services

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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