



## Saxmundham,

Guide Price £450,000

- No Onward Chain
- Gas Central Heating, Double Glazing & Solar
- 2 Reception Rooms Overlooking the Garden
- Fabulous 1/3 Acre Garden
- Horseshoe Driveway & Garage
- 3 Bedrooms & Spacious Bathroom
- Great Potential to Renovate & Extend
- Close Town Centre & Railway Station
- EPC - C

# Rendham Road, Saxmundham

A detached family home standing 1/3 of an acre plot with exceptional potential to create a desirable family home close to the town centre, within walking distance of the High Street, supermarkets 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 primary school, library, doctors and dentists 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



## DESCRIPTION

Set well back from the road on a remarkably generous plot of around a third of an acre, this distinctive 1930s attached home offers a rare combination of character, space, and convenience — all within walking distance of the town centre and railway station.

A sweeping horseshoe driveway with a central lawn, mature conifers, and hedgerow provides an impressive approach, ample off-road parking, and access to a single garage.

Inside, the property's welcoming entrance hall features a side door opening to a private courtyard area, which also allows access to the rear of the garage and garden. An elegant staircase rises to the first floor, complemented by a half landing front-facing window and useful under-stairs storage. A cloakroom is also conveniently positioned off the hallway.

The home offers two spacious reception rooms, both enjoying views of the delightful rear garden. The principal reception features a stone fireplace with gas fire and wide patio doors opening directly onto the garden, while a connecting doorway leads to the second reception room, with windows to the rear and side. An archway opens into the kitchen, which overlooks the front garden. Adjacent is a practical lobby area housing the gas and heating boiler, water softener, and a stable door providing side access.

Upstairs, a galleried landing leads to three well-proportioned bedrooms, all positioned at the rear to capture beautiful views over the gardens. Two of the bedrooms include fitted wardrobes. The spacious family bathroom is fitted with a full suite including a bath, separate shower cubicle, and hand basin, complemented by tiled

walls and flooring, and a large front-facing window. A separate WC and an eaves recess housing the hot water cylinder and solar panel equipment complete the first floor.

The rear garden is a true highlight — a beautifully maintained and private space framed by mature hedges and pathways. Expansive lawns are anchored by a graceful central willow tree, creating a tranquil and picturesque setting perfect for relaxation or outdoor entertaining.

This unique property combines period charm with substantial grounds and an enviable location offering wonderful potential to renovate and extend - an ideal choice for those seeking a home of character and space close to town amenities and transport links.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains gas, electricity, water and drainage.

## 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 Ref: 20992/RDB.

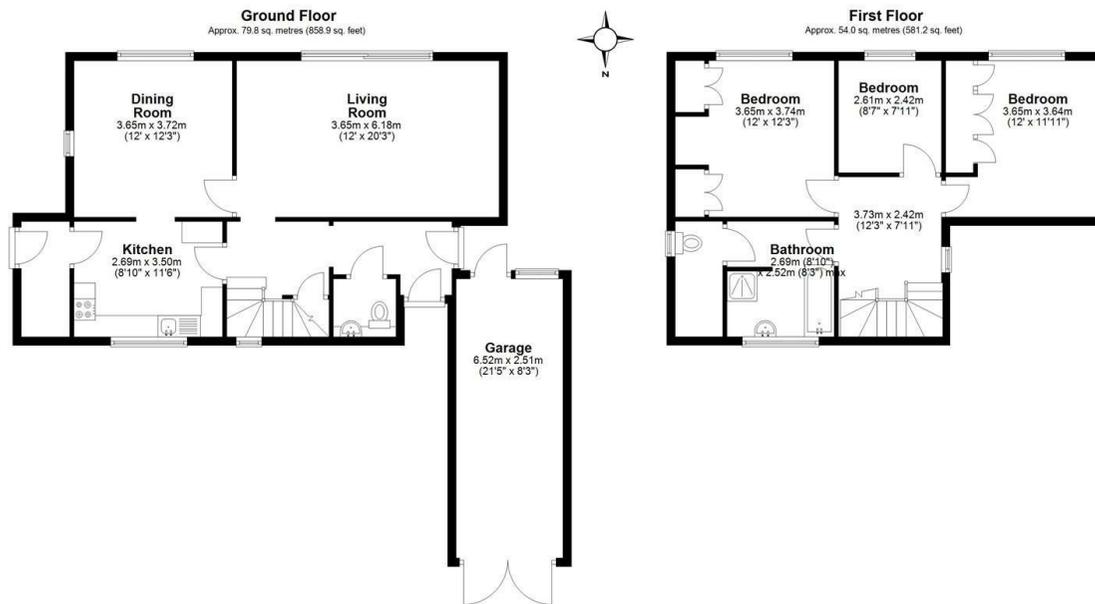
## FIXTURES AND FITTINGS

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

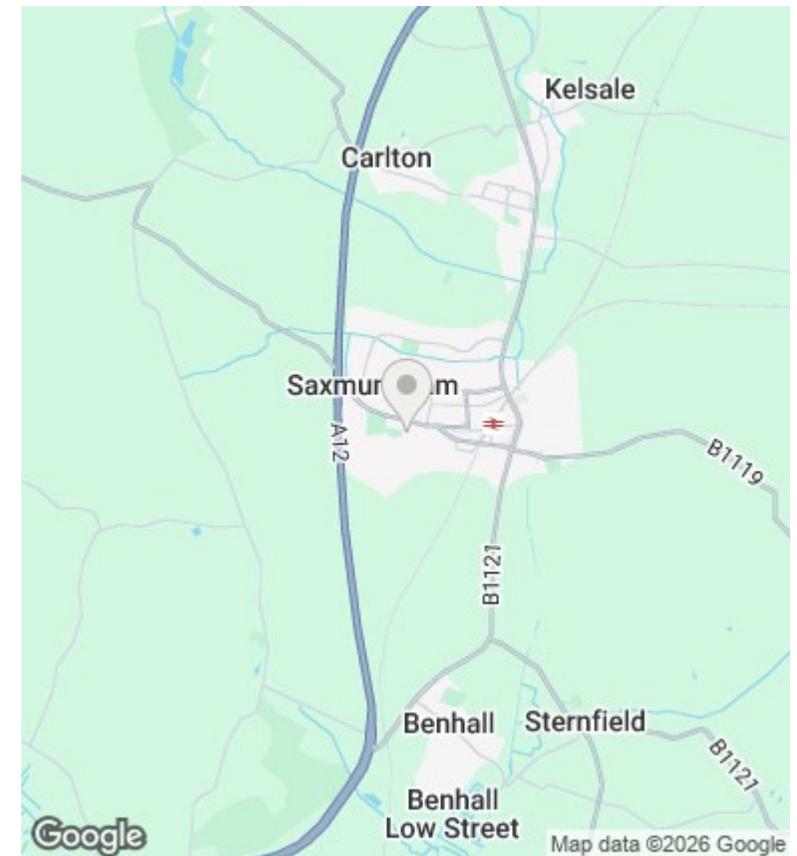
assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or 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. 133.8 sq. metres (1440.1 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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)