



## Saxmundham,

Guide Price £340,000

- No Onward Chain
- Living Room with Fireplace
- Gas Central Heating
- Four Bedrooms
- Kitchen/Diner with Utility Area
- Double Glazing
- Ensuite Shower Room
- Driveway & Attached Garage
- EPC - C

# Warren Avenue, Saxmundham

A modern detached four bedroom family home walking distance from 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 primary 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 Street.



Council Tax Band: D





## DESCRIPTION

A detached family home situated on this the popular Priors Grange development by Hopkins Homes at the edge Saxmundham, situated within walking distance to the supermarkets, High Street and railway station of this East Suffolk market town. This well presented family home is set back from the road behind a lawn garden and privet hedge with footpath to the entrance door and driveway providing off road parking and access to the attached garage. A hand gate leads to a paved area ideal for bin storage. To the rear a lawned garden faces west, with rear access to the garage and timber garden shed.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor landing.

### CLOAKROOM

Fitted with a white suite comprising hand basin with mixer tap and tiled splash back and W.C.

### SITTING ROOM

Sash window to front elevation. Patio doors opening to the rear garden. Fireplace with gas fireplace.

### KITCHEN/DINING ROOM

Fitted with base and wall cupboards, work surfaces and single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Fitted appliances include electric oven and gas hob with cooker hood over. Concealed dishwasher and washing machine. Window and casement door open to the rear garden.

## FIRST FLOOR

## LANDING

Built in airing cupboard and two storage cupboards. Windows to the rear elevation.

### BEDROOM

Window to front elevation. Built in wardrobe.

### ENSUITE

Fitted with a white suite comprising tiled shower cubicle, hand basin with mixer tap and tiled splash back. W.C, tiled floor and window to front elevation.

### BEDROOM

Window to front elevation.

### BEDROOM

Window to rear elevation.

### BEDROOM

Dormer window to front elevation.

### BATHROOM

Fitted with a white suite comprising step in shower. Hand basin, W.C. Floor and wall tiling. Opaque window to the rear elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Main 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: 20931/RDB.

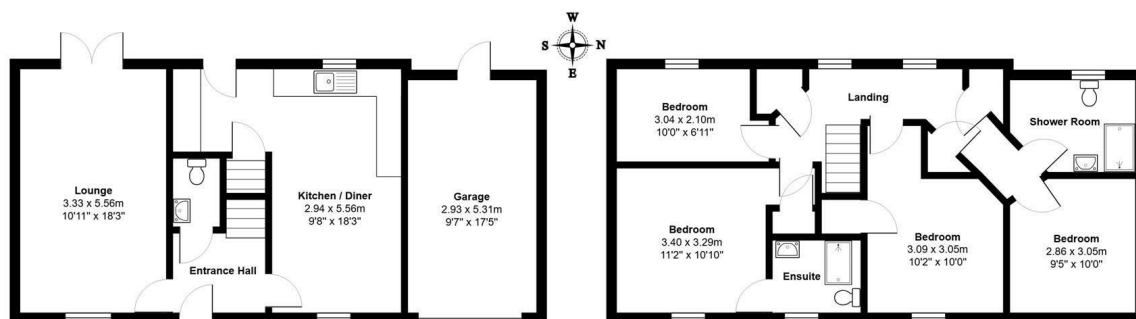
## FIXTURES & FITTINGS

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.

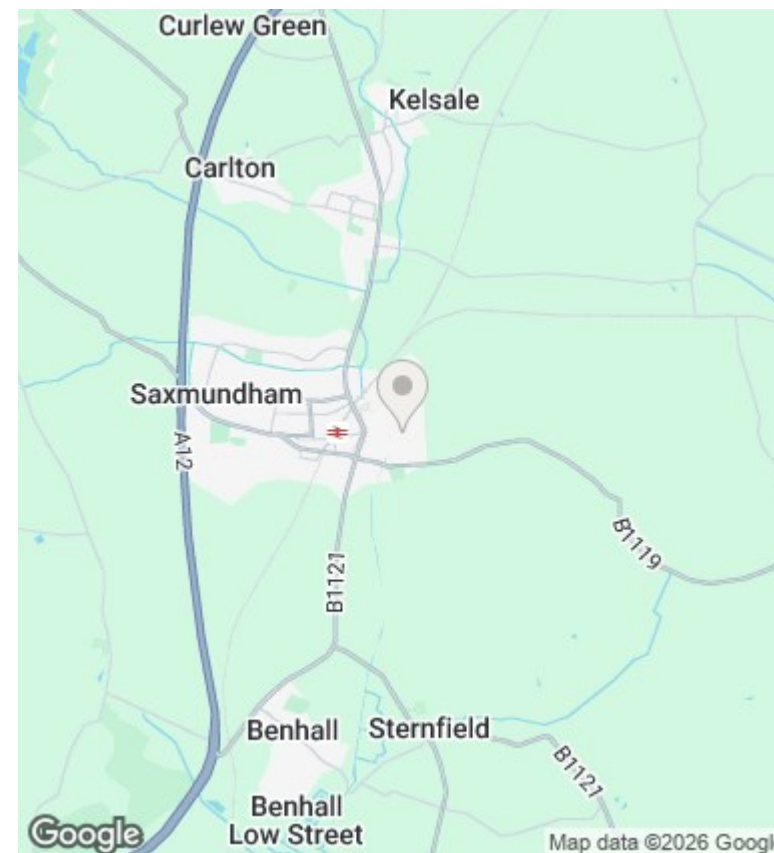








Total Area: 129.7 m² ... 1396 ft²

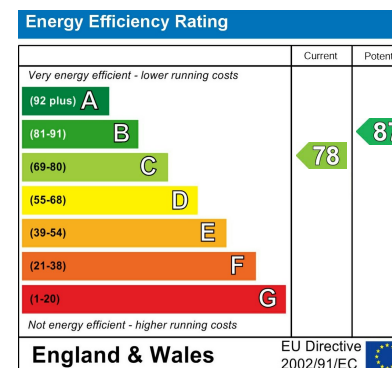


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)