



Saxmundham, Suffolk

Guide Price £290,000

- Three Bedroom End Terrace
- Set Over Three Floors
- First Floor Living Area with Living Room and Kitchen/Diner
- Three Bedrooms with Two Ensuites
- Family Bathroom & Ground Floor W.C
- Rear Garden with Patio Area for Entertaining
- Parking and Garage
- NO ONWARD CHAIN
- EPC-

Beech Road, Saxmundham

Located in the heart of rural Suffolk, Saxmundham is a charming market town offering a blend of countryside living and excellent connectivity. The town provides a good range of everyday amenities including independent shops, supermarkets, cafés and schools, while the beautiful Suffolk Heritage Coast, including Aldeburgh and Southwold, is within easy reach. Saxmundham railway station offers direct services to Ipswich and connections onwards to London Liverpool Street, making it a convenient base for both commuters and those seeking a quieter lifestyle close to the coast and surrounding countryside.



Council Tax Band:



DESCRIPTION

This well-presented three-bedroom end-terrace townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families or professionals alike. Upon entering the property, you are welcomed by a ground floor entrance hall which provides access to a bright and comfortable living room positioned to the front. To the rear, there is a modern kitchen/dining area, perfect for both everyday living and entertaining, along with the added convenience of a downstairs W.C. The first floor comprises two well-proportioned bedrooms, one of which benefits from its own ensuite shower room and fitted wardrobe space. A contemporary family bathroom serving this level features a stylish three-piece suite. Occupying the entire second floor is the impressive principal bedroom, accessed from the landing, which boasts a private ensuite and built-in wardrobe space, creating a peaceful and private retreat. Externally, the property enjoys a fully enclosed rear garden, part laid to lawn with a concrete patio area, ideal for outdoor dining and entertaining. The end-terrace position further enhances privacy, completing this attractive and practical home.

LIVING AREA

The living room is positioned to the front of the property and is accessed directly from the entrance hall. It is a well-proportioned and inviting space, offering a comfortable setting for relaxation and everyday living. With a pleasant front aspect and good levels of natural light, the room feels bright and airy, providing an ideal environment for both quiet evenings in and informal entertaining.

KITCHEN

The kitchen is located to the rear of the property and is designed as a modern kitchen/dining area, providing a practical and sociable space at the heart of the home. Well-appointed with ample worktop space and storage, it is perfectly suited for both everyday cooking and entertaining. There is also ample room to accommodate a dining

table, making it ideal for family meals, casual dining, or hosting guests. With views and access towards the rear of the property, it offers a bright and functional environment that enhances everyday living.

BEDROOMS

The property offers three well-proportioned bedrooms arranged over the first and second floors, providing flexible accommodation ideal for families, guests, or home working. On the first floor, there are two bedrooms. The first is a generous double room benefiting from fitted wardrobe space and its own ensuite shower room, offering both comfort and convenience. The second bedroom is also well-sized and versatile, suitable as a further bedroom, nursery, or home office depending on requirements. Occupying the entire second floor is the impressive principal bedroom, accessed via its own landing. This spacious room provides a private retreat and benefits from built-in wardrobe space along with a stylish ensuite shower room, creating an ideal main bedroom suite with a strong sense of privacy and separation from the rest of the home.

BATHROOMS

The property benefits from well-appointed bathroom facilities, including a family bathroom and two ensuite shower rooms, all designed with practicality and modern living in mind. The family bathroom serves the first floor and features a contemporary three-piece suite comprising a bath with shower over, wash basin, and WC, offering a clean and functional space for everyday use. The first-floor bedroom also enjoys its own private ensuite shower room, providing added convenience and privacy for guests or family members occupying this room. In addition, the impressive principal bedroom on the second floor benefits from a stylish ensuite shower room, creating a luxurious and private space exclusively for the main bedroom. Together, these facilities ensure the home is well equipped for modern family living.

OUTSIDE

Externally, the property enjoys a fully enclosed rear garden, offering a private and secure outdoor space ideal for families and entertaining. The garden is part laid to lawn, providing a pleasant green area, and also features a concrete patio section, perfectly suited for outdoor dining, seating, and summer gatherings. The space is well proportioned and low maintenance, making it both practical and enjoyable for everyday use.

TENURE

Freehold - Garage is sold on a leasehold basis

OUTGOINGS

Council Tax Band C

FIXTURES & FITTINGS

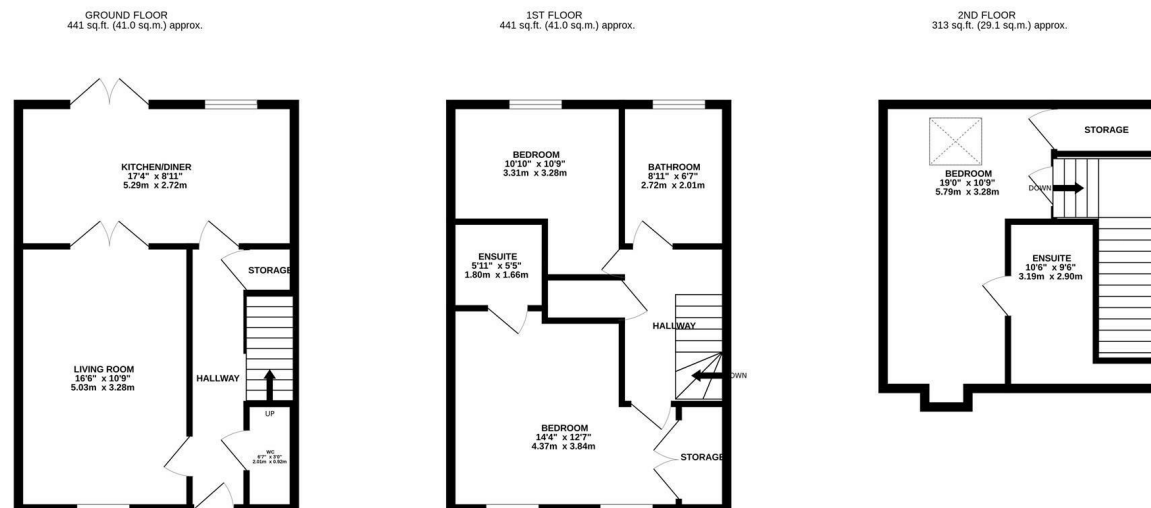
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VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777

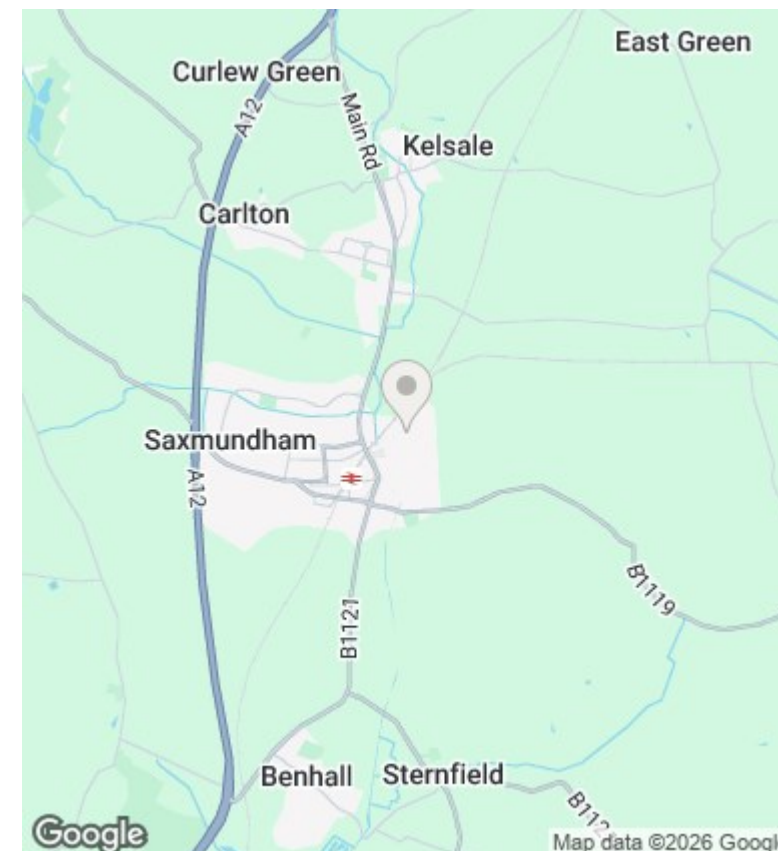






TOTAL FLOOR AREA: 1194 sq.ft. (111.0 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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