Flick & Son
Coast and Country

Saxmundham,

Guide Price £550,000

- No Onward Chain
- Garage & Parking
- Oil Central Heating
- Three Bedrooms
- Walking Distance to Pubs & Estuary
- EPC - C
- En Suite, Bathroom & Cloakroom
- Village Location

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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The Street, Saxmundham

An immaculately presented detached family home set in private gardens in the ever popular village of Snape. Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.

3 2 2 C

Council Tax Band: D

Tenure
Freehold

Property Overview
Built in 2014 and maintained impeccably ever since, Crown View is a beautifully presented detached home in the centre of Snape village. Finished in a contemporary decorative style, the property benefits from sealed-unit double glazing & oil-fired central heating (underfloor on the ground floor, radiators upstairs)
An ideal full-time residence, it would also make a secure and low-maintenance second home — perfectly placed for the Snape Maltings.

Kitchen Diner
A spacious, welcoming room with tiled flooring extending through the hall, utility and cloakroom. Fitted with an extensive range of units and worktops, china 1½-bowl sink, five-ring LPG hob with cooker hood, and Neff eye-level double oven.

Utility Room
Additional worktop and storage, stainless steel sink, plumbing for washing machine, side access door, underfloor heating controls, and cupboard housing the pressurised hot water cylinder.

Cloakroom
WC, wash basin and coat hooks

Living Room
A generous dual-aspect living space with natural timber flooring, French doors to the rear garden, and a fireplace with log burner.

Master Bedroom
A superb main bedroom with fitted wardrobes, bedside tables, chest of drawers and dressing table. Access to extensive eaves storage.
Ensuite: Double-width shower, wash basin and WC.

Bedroom Two
A comfortable double room with eaves storage.

Bedroom Three
Bedroom with fitted wardrobes.

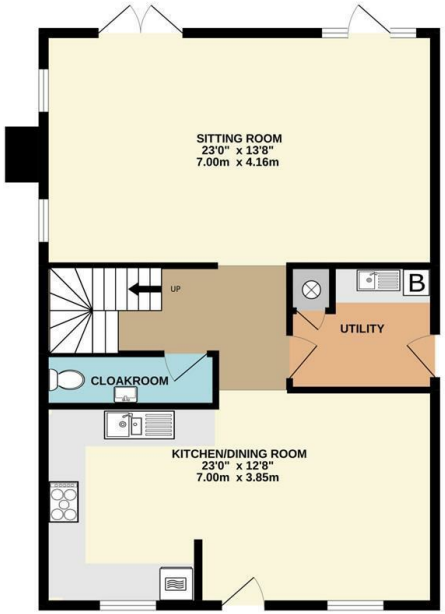
Bathroom
White three-piece suite plus separate shower cubicle

Outside
Front Garden is mainly laid to lawn with shrub borders, circular brick seating area, raised patio, summerhouse, and open-fronted wood store.
Garage with power, adjoining carport, and additional driveway parking.
The rear garden is private, with a good-sized patio, lawn, mature shrub borders and secure fencing.

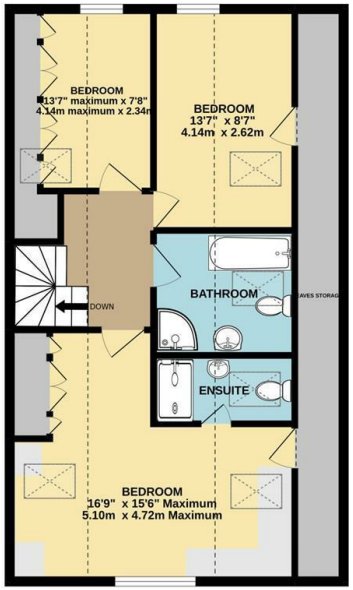
Services
Mains Electricity, Water & Sewage. Oil Central Heating

Outgoings
Council Tax Band Currently D

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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

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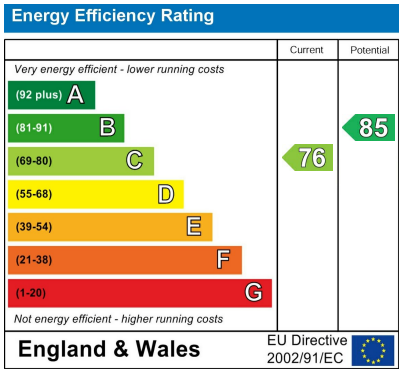

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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