



## Darsham, Guide Price £390,000

- Immaculate three-bedroom detached home on a select village-edge development
- Ideally located for access to the Suffolk Heritage Coast
- Stylish open-plan kitchen/dining/living space with integrated appliances
- Separate sitting room with doors opening onto the rear garden
- Energy-efficient with air source heating, underfloor heating to ground floor
- Principal bedroom with built-in wardrobes and ensuite shower room
- Two further bedrooms and modern family bathroom
- Enclosed rear garden, driveway for two cars, and garage with electric supply
- EPC - B

# Greenside, Darsham

An immaculately presented modern family home with south facing in a private road in the village of Darsham. The village is situated east of the A12, close to the Heritage Coastline, an Area of Outstanding Natural Beauty, some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance. Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has the Emeraldale farm shop and butchery together with the Fauna cafe and close by is the Fox Inn public house. On the A12 is garage with an extensive mini supermarket. The Smoke and Fire tile warehouse. A post office, public house and a hotel are in the adjoining village of Westleton.



Council Tax Band: D



## DESCRIPTION

This immaculately presented three-bedroom detached home is situated on a select development at the edge of a desirable village, offering easy access to the stunning Suffolk Heritage Coast. Finished to a high standard throughout, the property provides stylish, energy-efficient living ideal for modern lifestyles.

The ground floor features a welcoming entrance hall with cloakroom, leading through to a contemporary open-plan kitchen/dining/living space fitted with a comprehensive range of integrated appliances and ample storage. A separate sitting room enjoys a bright outlook with casement doors opening directly onto the rear garden, creating a perfect space for both relaxing and entertaining. Underfloor heating to the ground floor enhances comfort, with radiators to the first floor.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobe and a private ensuite. A modern family bathroom completes the accommodation, all finished with clean, contemporary fittings.

Externally, the property benefits from an attractive open-plan front garden, while the enclosed rear garden is mainly laid to lawn with a paved patio—ideal for outdoor dining enjoying a southerly aspect. A gated side access leads to a driveway providing off-road parking for two vehicles and access to a garage with electric supply.

A superb opportunity to acquire a turnkey home in a sought-after coastal village location.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## VIEWING ARRANGEMENTS

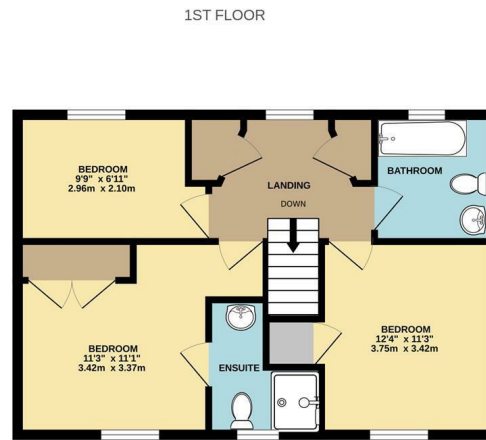
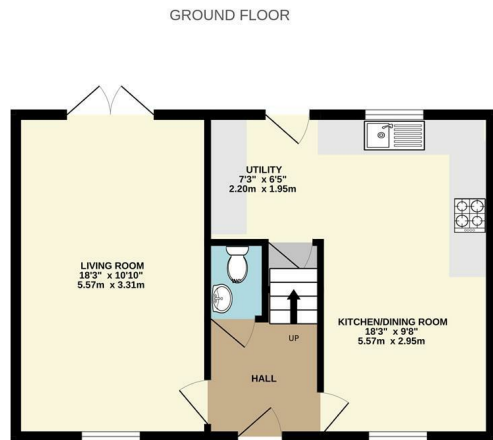
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21087/RDB.

## FIXTURES AND FITTINGS

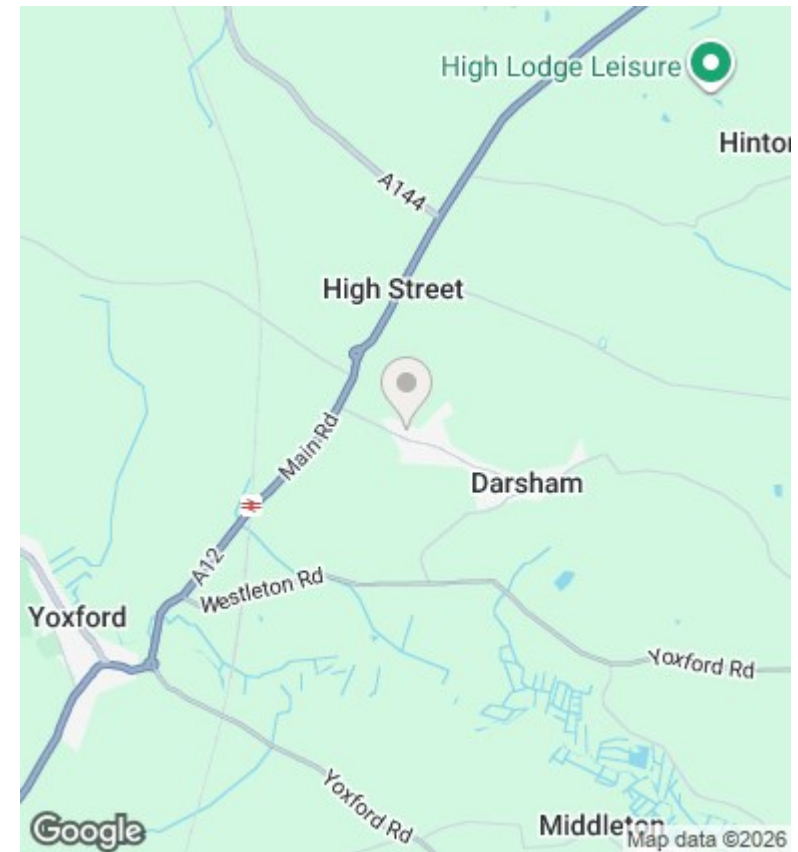
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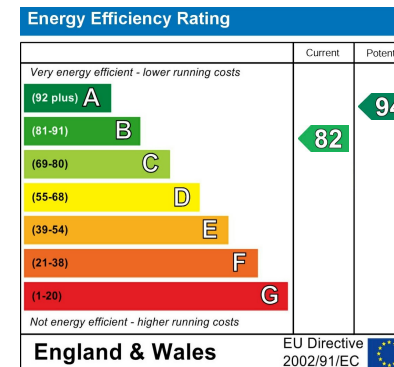


### Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)