Flick & Son
Coast and Country







Saxmundham, Suffolk

£1,950 PCM

- Detached home
- Four bedrooms
- EPC: C
- Three reception rooms
- Double garage & parking
- Holding deposit: £450.00
- Stunning kitchen/diner
- Prime location
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Saxmundham

A truly fabulous four bedroom detached home located in the heart of the market town of Saxmundham.
GFCH. EPC C.

4 2 3 C

Council Tax Band: G





DESCRIPTION
Flick & Son are pleased to offer for rent this truly fabulous four bedroom detached home located in the heart of the market town of Saxmundham.

ACCOMMODATION
Step through the front door into a welcoming central entrance hall that sets the tone for this impressive family home. The true heart of the house is the showstopping kitchen and dining area. Featuring a dramatic vaulted ceiling and direct doors opening out to the garden, this bright, sociable space is tailor-made for effortless entertaining and busy family life. A separate utility room keeps laundry etc neatly tucked away. Back off the main hall a generous, light-filled sitting room offers a calm sanctuary to unwind. Two additional reception rooms provide versatility—whether you need a home office, a cosy snug or a dedicated playroom. The downstairs accommodation is completed with a useful downstairs W/C.

Upstairs the sense of space continues across four well-proportioned bedrooms. The standout main bedroom boasts its own dressing area and a private ensuite shower room while three further bedrooms are served by a stylish family bathroom.

Outside the property enjoys a private, low-maintenance walled rear garden ideal for relaxing or dining alfresco To the front a double garage and ample off-street parking complete this exceptional home.

The property is heated via gas fired central heating. It has an EPC rating C.

LOCATION
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 both primary and free schools, 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 St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY
The property is available from the 9th December 2026

Council Tax: Band G
Deposit required: £2,250.00

Sorry no smokers

VIEWINGS
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

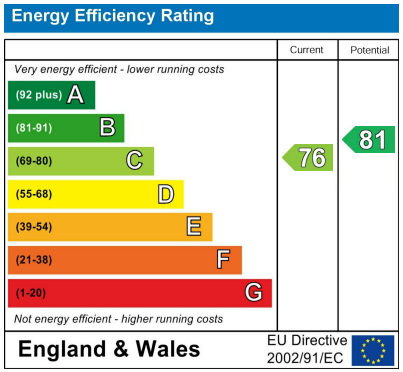


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and 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 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

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.



Energy Efficiency Rating

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

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.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

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