



Middleton, Saxmundham

Guide Price £575,000

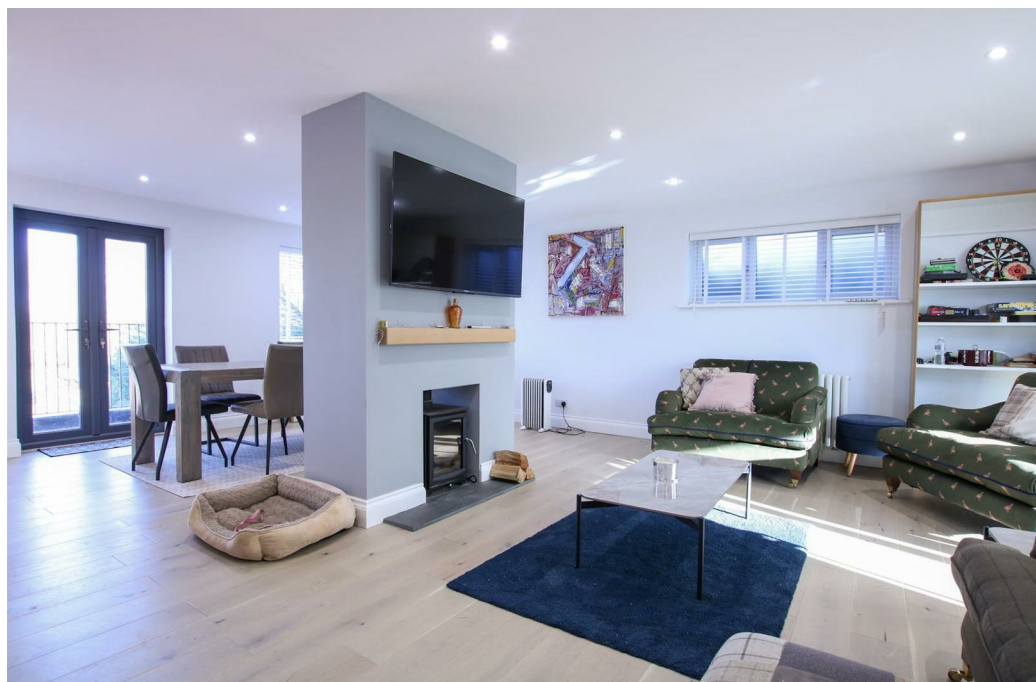
- No Onward Chain
- Recently Renovated
- Exceptional Kitchen
- Five Bedrooms
- Balcony & Conservatory
- EPC - C
- Two Ensuites, Family Bathroom & Cloakroom
- Superb Location within the Village

Mill Street, Middleton

Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house, farm shop. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: F



Entrance Hallway

A bright and welcoming entrance hallway, enhanced by downlights and a large double-glazed window over the staircase. Doors provide access to a bedroom, bathroom and a useful storage room. Two radiators.

Master Suite

A truly stunning and generously proportioned master suite comprising a spacious bedroom, large walk-in wardrobe and a contemporary en suite. Two double-glazed windows overlook the front elevation, with radiator.

En Suite

Accessed via a pocket door, this modern and stylish en suite features a WC, his and hers sinks, and a walk-in shower. Finished with a heated towel rail and fitted storage unit.

Bedroom

A large double bedroom with radiator beneath double-glazed windows overlooking the front elevation.

Bedroom

Another well-proportioned double bedroom with frosted double-glazed windows to the side elevation, radiator beneath and fitted wardrobe.

Bedroom

Double bedroom with radiator beneath a double-glazed window to the front elevation.

First Floor

Landing

Spacious landing with doors leading to a bedroom, cloakroom, kitchen and reception room.

Cloakroom

Comprising WC, basin and frosted window to the rear elevation.

Bedroom / Playroom

A versatile room suitable as a bedroom, playroom or home office, benefitting from its own en suite with walk-in shower and WC. Sliding double-glazed doors open directly onto the garden. Radiator.

Kitchen

Two double-glazed windows overlooking fields, with a side door leading to the garden and driveway via a metal staircase. Attractive units at both base and eye level. Neff hob and double oven. Built-in fridge freezer with Franke sink. Radiator.

Reception Room

An impressive and spacious open-plan reception room, centred around a striking double-sided log burner providing warmth to both areas. Currently arranged as a dining area and living space, offering excellent flexibility. Doors lead out to a balcony with space for table and chairs, enjoying views across neighbouring fields.

Conservatory

Located on the south side of the property, the conservatory seamlessly connects the garden with the home, creating a light and inviting space. Patio doors open onto the garden.

Outside

The property is approached via a gravel driveway and benefits from an attractive frontage and an electric car charging point.

The rear garden can be accessed from both sides of the house and

is thoughtfully arranged over two levels. Mainly laid to lawn with a large patio area, the garden enjoys excellent natural light and a favourable orientation. A recently added summer house sits at the top of the garden, providing additional versatile space.

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

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.

Tenure

Freehold. Council Tax Band currently F

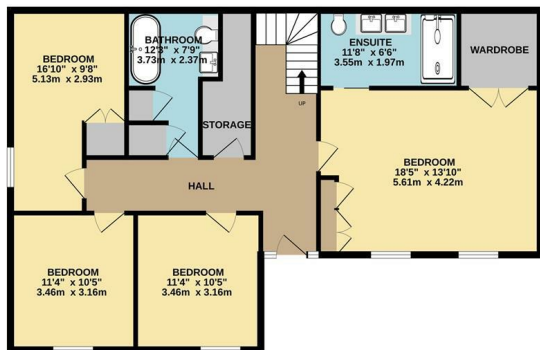
Services

Mains Electricity, Sewage & Water. Electric Mains Boiler.

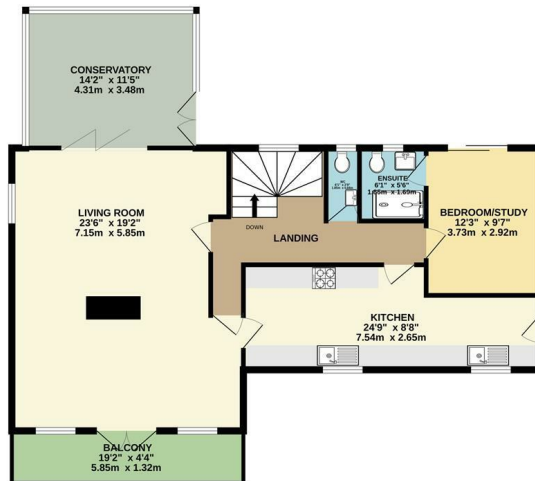




GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

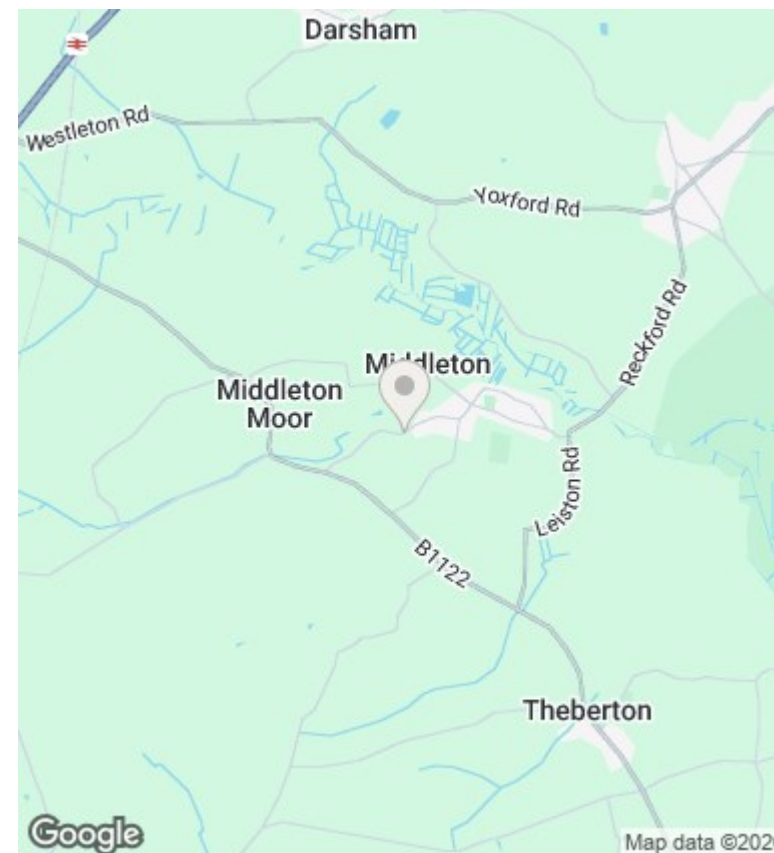


1ST FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA: 2115 sq.ft. (196.5 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 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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