



## Benhall, Saxmundham,

Guide Price £580,000

- Immaculate Detached Bungalow
- Exceptional Rural Location
- Driveway
- Four Bedrooms
- Front & Rear Gardens
- EPC - D
- Bathroom & En Suite
- Renovated Throughout

# Benhall, Saxmundham

Set within a peaceful corner of the sought-after village of Benhall, this beautifully presented four-bedroom detached bungalow offers an exceptional standard of modern living. Thoughtfully extended and upgraded throughout, the property is finished to an impressive specification and is ready for immediate enjoyment. The home sits within generous wraparound gardens and features a smart resin terrace ideal for outdoor dining, along with ample parking for several vehicles.



Council Tax Band:



## Tenure

Freehold

## Outside

The property occupies a delightful plot with extensive wraparound gardens enclosed by post-and-rail fencing. A large driveway provides parking for multiple vehicles and is complemented by outside taps, power points and lighting.

To the rear, a generous resin terrace creates an ideal space for outdoor dining, framed by raised beds. The main garden is predominantly laid to lawn with mature planting, shrubs, trees and a wildlife pond. Additional features include a potting shed, storage shed and a large workshop, all with power and lighting. The garden also houses the external oil-fired boiler & sewage treatment plant.

## Entrance Hallway

A bright and spacious hallway with engineered oak flooring, vertical radiator, loft access, built-in storage cupboard and doors leading to the sitting room, shower room, three bedrooms and the kitchen/family area.

## Living Room

A warm and inviting dual-aspect room featuring a multi-fuel burner with bressummer beam, engineered oak flooring, two radiators, a side window and French doors opening to the rear garden.

## Bathroom

A contemporary suite comprising a large walk-in rainfall shower, vanity basin with storage, concealed-cistern WC, heated towel rail, tiled walls and front-facing window.

## Bedroom One

Dual-aspect double bedroom with bespoke fitted wardrobes and drawers, engineered oak flooring, radiator and additional built-in cupboard.

## Bedroom Two

A further dual-aspect double bedroom with built-in wardrobe, radiator and engineered oak flooring.

## Bedroom Three / Study

Rear-facing bedroom with engineered oak flooring and radiator. Single Bedroom or Study

## Open Plan Kitchen Diner

A superb open-plan space with triple-aspect natural light. Fitted with an extensive range of base units topped with oak work surfaces, double butler sink, water softener and space for range cooker, American-style fridge freezer and laundry appliances. Two vertical radiators, engineered oak flooring, inset spotlights and access to the rear garden.

## Garden Room

A striking addition featuring two roof lanterns, engineered oak flooring, dual-aspect glazing, radiators and French doors opening onto the resin terrace. A sliding door leads to:

## Annex Bedroom

Front-facing bedroom with engineered oak flooring, radiator and sliding door to:

## En Suite

A high-quality four-piece suite including walk-in shower with aquaboarding, power shower, pedestal basin, WC and bidet. Heated towel rail, extractor fan, inset lighting and front window.

## Council Tax Band currently

D

## SERVICES

Oil Central Heating. Private Drainage. Mains Water & Electricity

## Viewing

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

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

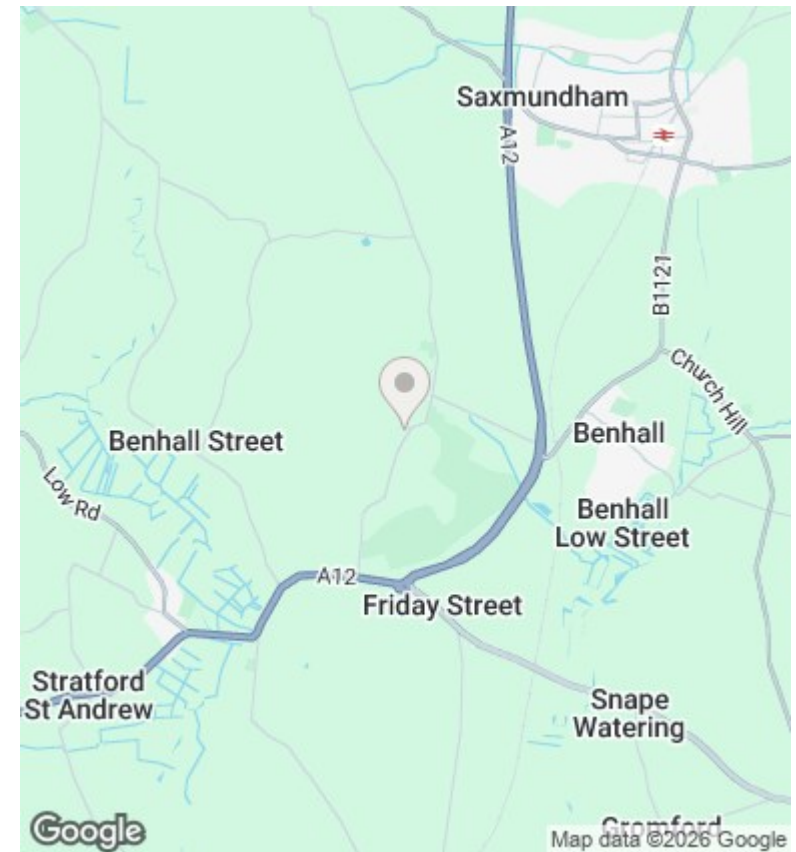
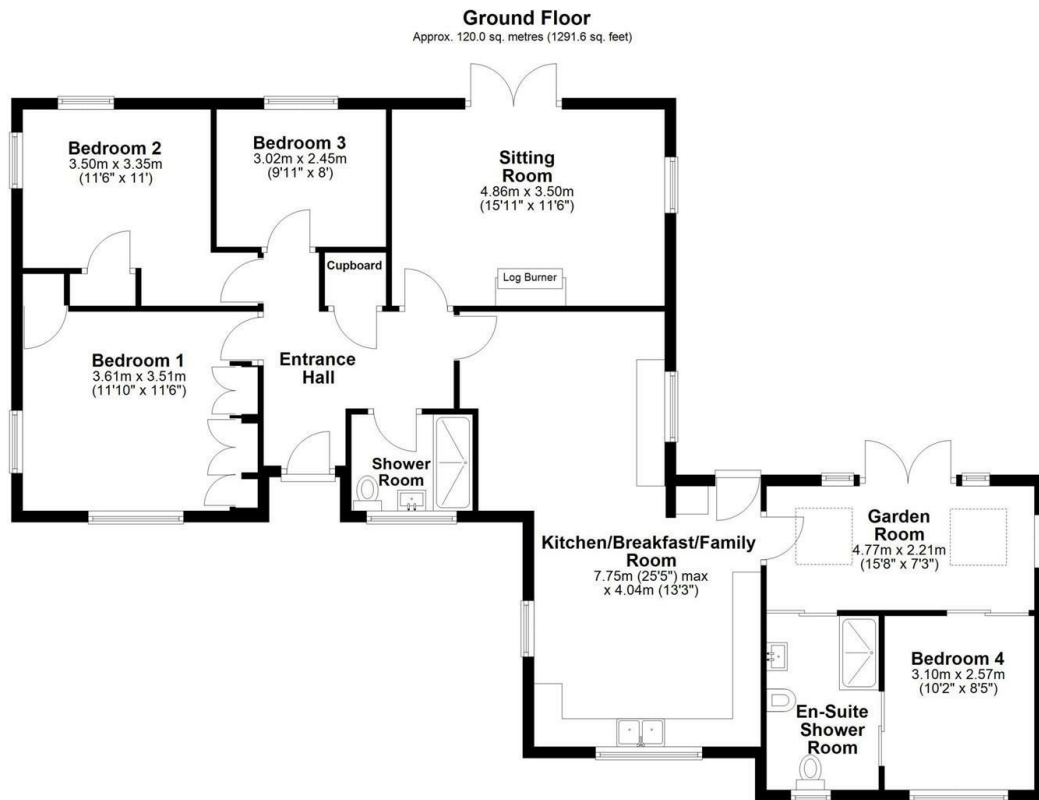
Tel: 01728 633777

## 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.







### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)