



Saxmundham,

Guide Price £295,000

- No Onward Chain
- 3 Bedrooms
- Dining Room Opening to the Garden
- Driveway and Garage
- Ensuite Shower Room and Family Bathroom
- Fitted Kitchen
- Gas Central Heating
- Large Living Room
- EPC -

Milton Close, Saxmundham

DETACHED 3 BEDROOM FAMILY HOME offered for sale with NO ONWARD CHAIN close to SCHOOL, HIGH STREET and RAILWAY STATION.

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, offers hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: C



DESCRIPTION

Offered for sale with no onward chain, this attractive detached family home is pleasantly positioned in a peaceful setting within the popular Farm Development, just a short walk from the local school, High Street, and railway station of this well-regarded East Suffolk market town.

The property offers well-planned and versatile accommodation, benefiting from double glazing and gas-fired central heating. The front entrance opens into a welcoming hallway with staircase rising to the first floor and a convenient cloakroom. The spacious living room enjoys a dual aspect and flows seamlessly through a wide archway into a bright dining room, where wide patio doors open directly onto the rear garden. A separate door provides access to the well-equipped kitchen, which is fitted with ample storage, work surfaces, and space for the usual appliances.

On the first floor, all bedrooms are well proportioned, with the principal bedroom enjoying a pleasant outlook over the rear garden and the benefit of an en-suite shower room. A family bathroom completes the accommodation.

Externally, a driveway to the side of the property provides generous off-road parking and access to a brick-built garage. A hand gate leads to the attractive, split-level rear garden, which is partly laid to lawn and complemented by timber decking, mature borders, and steps leading to a further garden area laid with bark chippings.

Overall, this is an appealing detached family home in an ideal location, offered for immediate occupation and early viewing is highly recommended.

TENURE

Freehold

SERVICES

Mains gas, electricity, water and drainage

OUTGOINGS

Council Tax Band currently C

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: 20986/RDB.

FIXTURES AND 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.

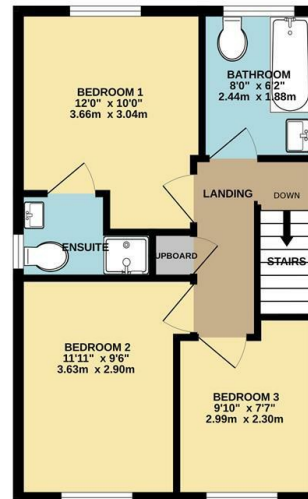




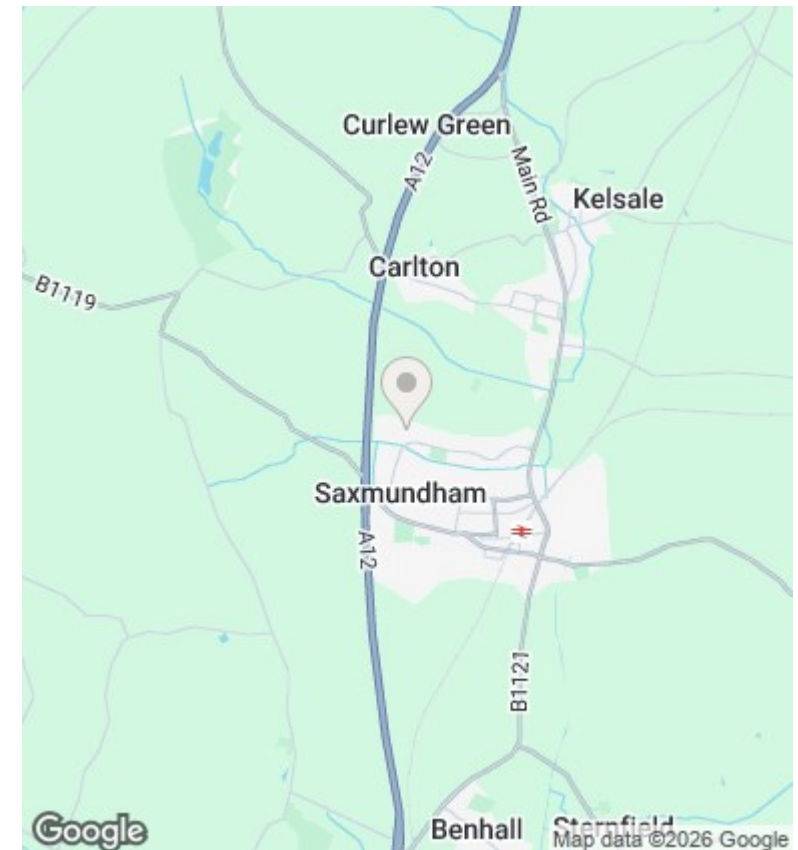
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given 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