



Saxmundham,

Guide Price £395,000

- Four Bedroom Detached House
- Garage & Driveway
- Gas Central Heating
- En Suite, Bathroom & Cloakroom
- Living Room & Dining Room
- EPC - C
- South Facing Garden
- Study

Bright Close, Saxmundham

A well presented modern detached family house situated in a secluded 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 primary school, 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 Street.



Council Tax Band: D



Tenure

Freehold

Outside

A driveway and garage provide ample parking, framed by attractive hedging and mature trees to the front of the property. To the rear is a beautifully maintained, peaceful south-facing garden, predominantly laid to lawn with a patio seating area — ideal for outdoor dining and entertaining. A rear access door leads directly into the garage.

Entrance Hallway

A welcoming entrance hallway with doors leading to the dining room, living room, kitchen, study, and cloakroom. There is also a useful under-stairs storage cupboard with lighting.

Kitchen

A lovely, bright kitchen overlooking the rear garden through the window above the sink, with a door providing direct access to the patio area.

Fitted with a range of wall and base units offering excellent storage, with the gas boiler neatly housed within the room.

Living Room

A spacious and light-filled reception room centred around an attractive fireplace, with sliding doors opening onto the rear garden.

Dining Room

A generously sized reception room featuring a large window overlooking the attractive frontage and mature trees beyond.

Study

A well-proportioned study with a pleasant outlook towards the trees at the front of the property.

Cloakroom

Comprising WC, wash basin, and frosted window.

First Floor Landing

Doors lead to all bedrooms, the family bathroom, and a large airing cupboard. Loft access hatch above.

Bedroom One

A spacious double bedroom with en suite facilities and windows enjoying views of greenery and mature trees to the front aspect.

En Suite

Fitted with WC, wash basin, and shower enclosure, with a frosted side window providing natural light.

Bedroom Two

A large double bedroom overlooking the rear garden.

Bedroom Three

A double bedroom with window overlooking the front aspect.

Bedroom Four

A single bedroom with views over the rear garden.

Bathroom

Fitted with a bath and overhead shower, wash basin, WC, and radiator. A frosted window allows for plenty of natural light while maintaining privacy.

Outgoings

Council Tax Band Currently D

Services

Mains Water, Electricity, Sewage & Gas

Viewing

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

Email: enquiries@flickandson.co.uk

Tel: 01728 633777

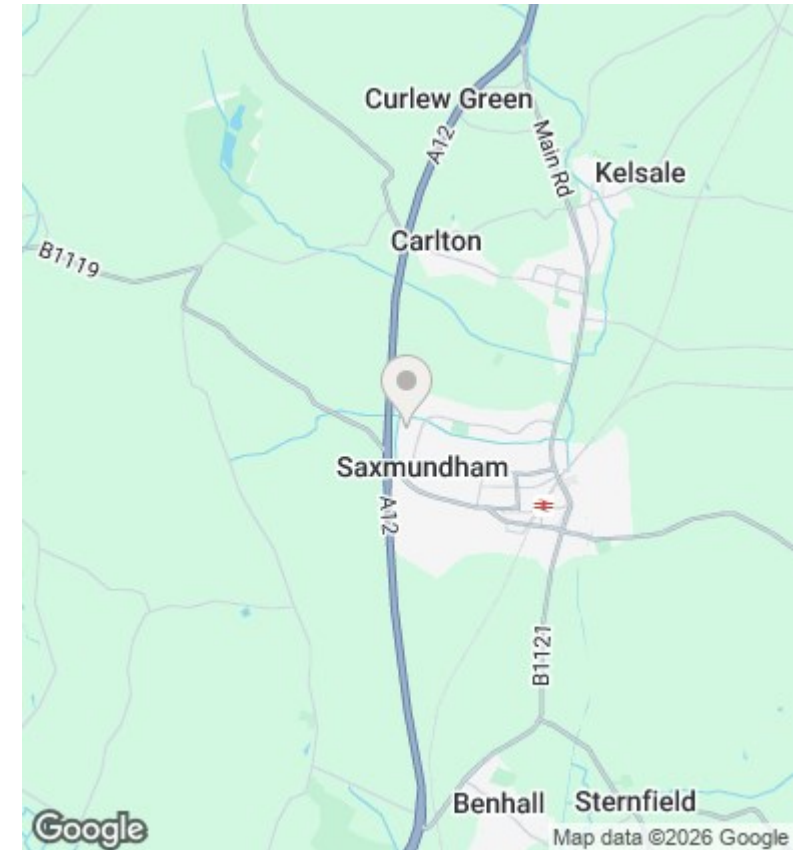
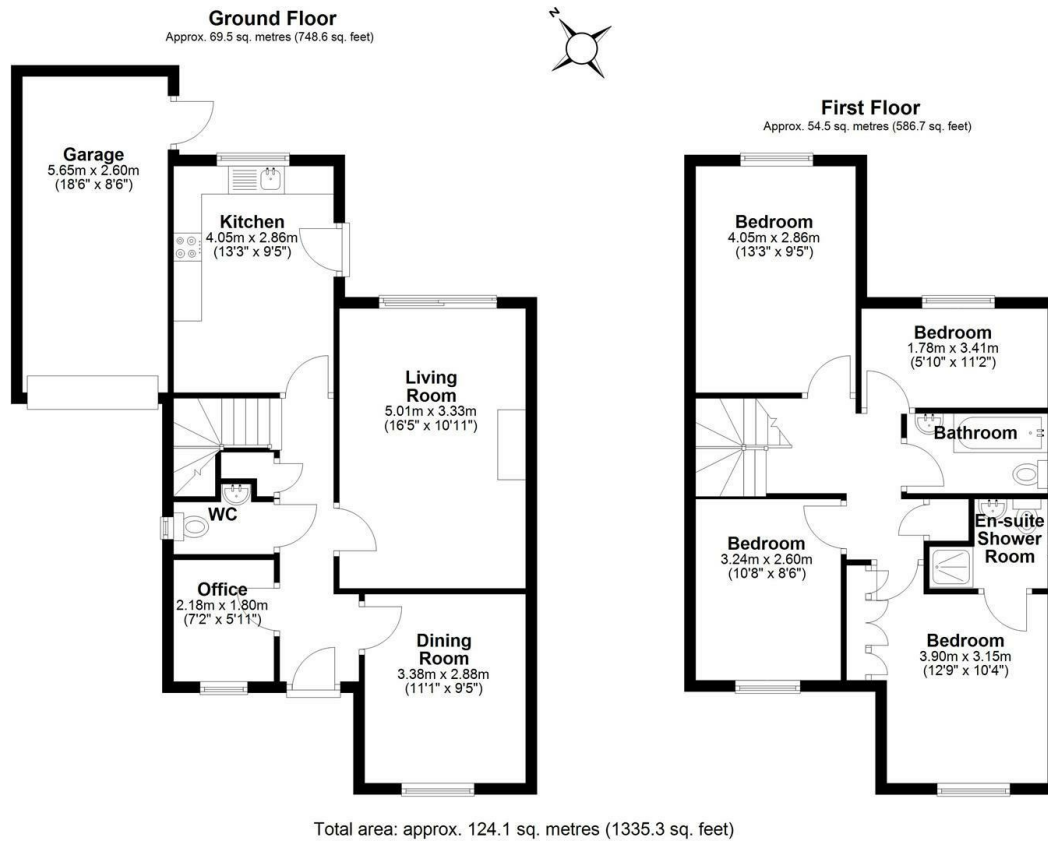
* Please note viewings only available midday onwards

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
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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