



Friston, Saxmundham

Guide Price £270,000

- No Onward Chain
- Modern Fitted Kitchen with Integrated Appliances
- Close to Aldeburgh & Snape Maltings
- EPC - B
- Two Double Bedrooms
- Electronic Lift from Living Area to Bedroom
- Double Glazing
- Off Road Parking
- Downstairs Cloakroom
- Oil Fired Central Heating

The Meadows, Friston

Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: B



DESCRIPTION

A well presented modern semi detached house with oil fired central heating, double glazing and particularly well proportioned rooms, the ground floor with engineered oak flooring throughout comprises; entrance hall, cloakroom and large sitting/dining room which French doors to the rear garden and opens into a spacious and stylish kitchen fitted with a full range of appliances. On the first floor there are two large double bedrooms, both with fitted wardrobes and a smart bathroom complete with P-shape shower/bath. The Meadows, a private road, leads to the front of the property which is paved to create parking for two vehicles. A hand gate and path lead to the rear garden with wide patio, lawn, raised border and a good quality timber building suitable for a variety of uses.

ACCOMMODATION

ENTRANCE HALL

Engineered oak flooring, staircase rising to first floor.

CLOAKROOM

Engineered oak flooring, white suite comprising hand basin with mixer tap, close coupled WC, opaque double glazed window.

SITTING/DINING ROOM

Engineered oak flooring, Under stairs cupboard housing oil central heating boiler. Double glazed French doors opening to the rear garden. Lift rising from the sitting room to the rear bedroom.

KITCHEN

Engineered oak flooring. Fitted with range of base and wall cupboards, work surfaces with upstands and single drainer sink unit with mixer tap. Fitted electric oven and hob with stainless steel splash back and cooker hood. Concealed fridge, freezer, washing machine and dishwasher. Double glazed window to front.

FIRST FLOOR LANDING

Built in airing cupboard.

BEDROOM

Two double glazed windows to rear. Fitted wardrobes.

BEDROOM

Double glazed window to front, fitted wardrobe.

BATHROOM

White suite comprising P-shape/shower-bath, pedestal hand basin with mixer tap, close coupled WC, floor and wall tiling, opaque double glazed window, heated towel rail.

OUTSIDE

Brick weave driveway providing parking for two vehicles. Hand gate and paved pathway leads to the rear garden, wide paved patio, small lawn and raised border. Screened oil tank. Large double and glazed studio/workshop.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains electricity, water, and drainage. Oil fired central heating.

AGENTS NOTE

Prospective purchaser should be aware that there are various infrastructure projects proposed for the East Suffolk Coastal area including a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed including at Friston.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

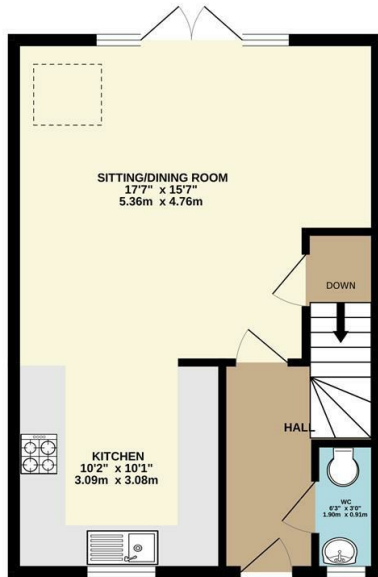
Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20945/RDB.

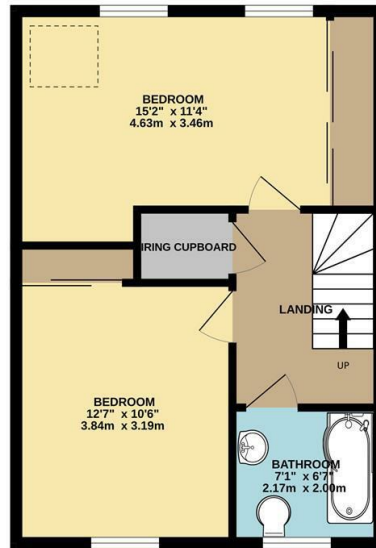
FIXTURES & FITTINGS

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.

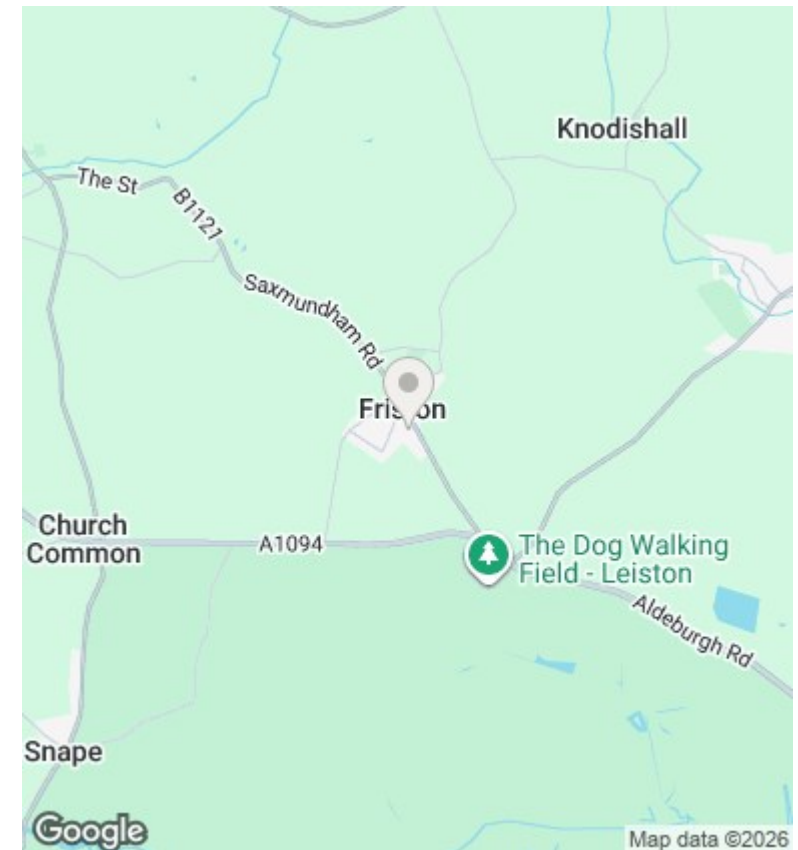
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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

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 452469 to make an appointment.