



## Saxmundham, Guide Price £625,000

- Sitting Room with Wood Burning Stove
- Study, Cloak and Utility Rooms
- Wide Driveway and Double Garage
- Large Kitchen/Dining/Living Room opening to the Garden
- 4 Double Bedrooms
- High Level of Energy Efficiency
- Landscaped Gardens Backing Onto Open Countryside
- 2 Ensuite Shower Rooms and Family Bathroom
- EPC - B

# Hornbeam Road, Saxmundham

An imposing and particularly spacious Georgian style family home walking distance from the 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 dentist's 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 St.



Council Tax Band: F





## DESCRIPTION

A beautifully presented Georgian-style detached family home, set within a generous professional landscaped gardens and backing onto open countryside at the edge of this sought-after development just a short walk from the town centre. Built by highly regarded developer, Hopkins Homes, this immaculate property combines classic architectural charm with modern efficiency, featuring gas central heating, double glazing, and a high level of insulation throughout with a a wide private drive and a detached double garage.

Inside, the accommodation is equally impressive. The welcoming entrance hall leads to a cloakroom, a spacious study ideal for home working, and a well-proportioned sitting room with an elegant recessed fireplace and wood-burning stove. Double doors open into the stunning open-plan kitchen/dining/living room—a true heart of the home—offering a superb space for entertaining or family life. This light-filled room features two sets of French doors opening onto the patio and landscaped rear garden. The stylish kitchen is fitted with quality units, a range cooker, and a separate utility room with direct access to the driveway and garage.

Upstairs, there are four generously sized double bedrooms, all with built-in double wardrobes. Both the principal and guest bedrooms benefit from contemporary en-suite shower rooms, while a spacious family bathroom serves the remaining bedrooms.

Externally, the beautifully landscaped garden provides a private and tranquil setting for outdoor living.

This exceptional family home must be viewed to be fully appreciated—early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE PORTICO

Entrance door to:

### ENTRANCE HALL

Staircase to first floor with cupboard below.

### STUDY

Double glazed sash window to front elevation.

### CLOAKROOM

White suite comprising hand basin and W.C.

### SITTING ROOM

Double-glazed sash window to front elevation. Recessed fireplace with painted mantle and surround, wood burning stove. Double doors opening to:

### KITCHEN/DINING/LIVING ROOM

Fitted with a stylish range of base and wall mounted units with work tops and integrated sink unit with mixer tap and tiled surrounds. Range cooker with cooker hood over. Double glazed window and two sets of casement doors open to the rear garden. Tiled floor.

### UTILITY ROOM

Fitted base and wall cupboards, work tops with plumbing for washing machine. Tiled floor. Side entrance door opens onto the driveway.

## FIRST FLOOR

### LANDING

Built in Airing cupboard.

### PRINCIPAL BEDROOM

Double-glazed sash window to front elevation. Built in wardrobes.

### ENSUITE

White suite comprising of pedestal wash hand basin, tiled shower cubicle and low-level W.C. Double-glazed sash window to front elevation.

### BEDROOM

Double-glazed window overlooking the rear garden. Built in wardrobes.

### ENSUITE

White suite comprising of pedestal wash hand basin, tiled shower cubicle and low-level W.C.

### BEDROOM

Double-glazed sash window to front elevation. Built in wardrobe.

### BEDROOM

Double-glazed window to rear elevation. Built in wardrobe.

### BATHROOM

White suite comprising of pedestal hand basin, panel bath with mixer tap, separate shower, low-level W.C. Wall tiling. Obscure double-glazed window.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently F

Estate service charge currently £174.57 per annum.

### SERVICES

Mains gas, electricity, water and drainage

### VIEWING ARRANGMENTS

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 Ref: 20377/RDB.

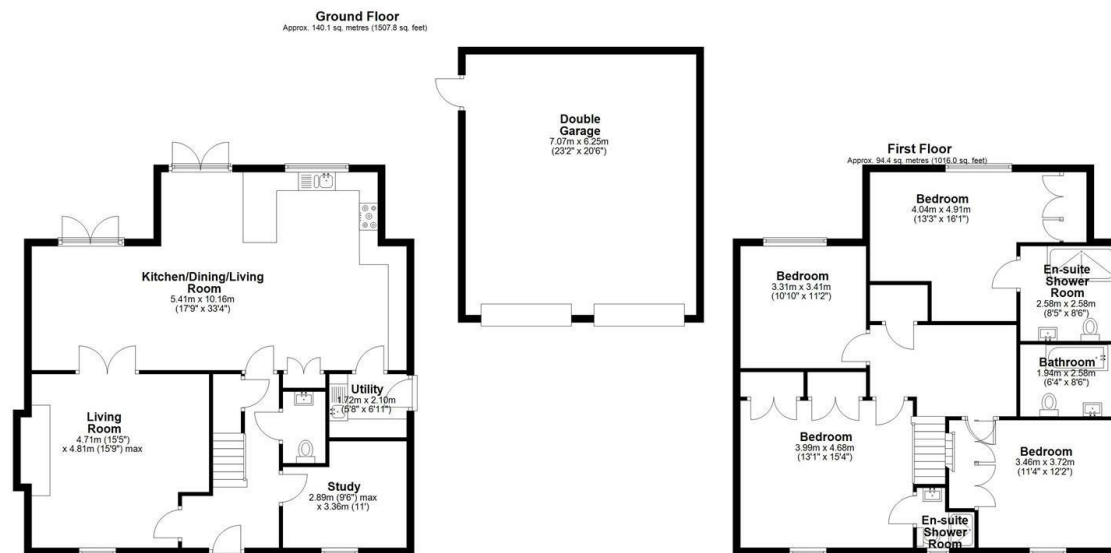
### FIXTURES AND FITTINGS

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.

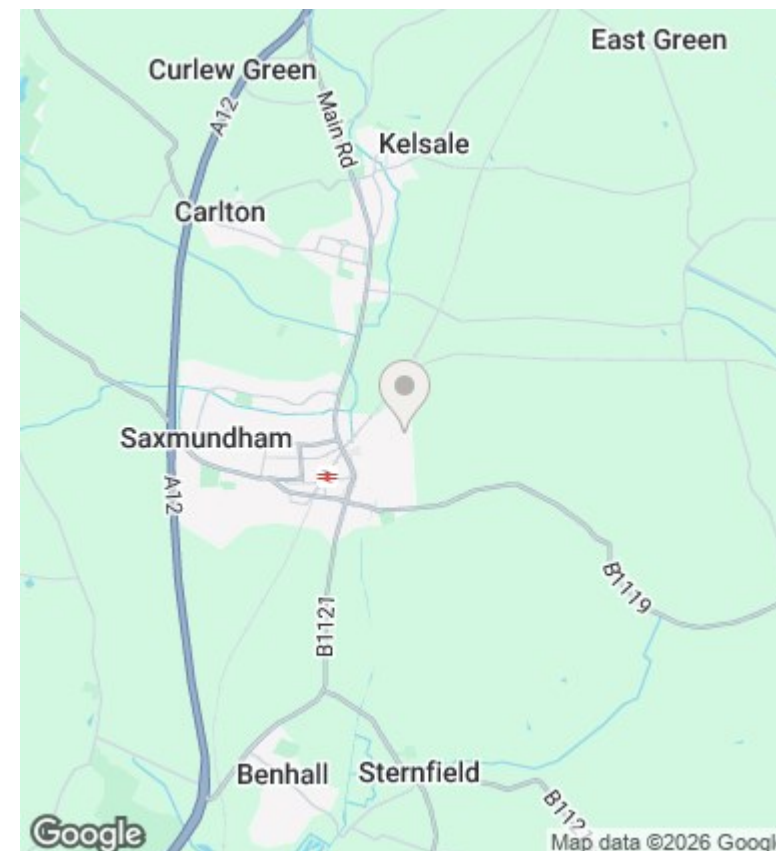








Total area: approx. 234.5 sq. metres (2523.8 sq. feet)



## 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) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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)