



Fairfield Road, Saxmundham IP17 1BB

welcome to

Fairfield Road, Saxmundham

No Onward Chain Discover a stunning five-bedroom detached residence set on an exceptionally generous plot, just walking distance to Saxmundham town, yet set away from the hustle and bustle of daily life.

Entrance

Porch with double glazed windows and door to front leading to entrance hall with internal doors to shower room, dining room and garage, under stairs cupboard, stairs to first floor radiator, sockets and mosaic tiled flooring.

Dining Room

18' 4" x 12' (5.59m x 3.66m)
Double glazed window to side, arch opening to conservatory/garden room, radiator, sockets and wooden laminate flooring.

Shower Room

Two windows to conservatory, double shower cubicle, hand wash basin, WC, radiator and tiled flooring.

Garden Room/Conservatory

23' 10" x 18' 3" max (7.26m x 5.56m max)
Windows to rear and side, exposed brick and beams, french doors to rear garden and tiled flooring.

Lounge

19' 8" max x 15' max (5.99m max x 4.57m max)
Large window to front, french doors to conservatory, fireplace and surround with mantle place, radiator, sockets, TV point and carpet flooring.

Kitchen

12' x 10' (3.66m x 3.05m)
Window to side, variety of wall and base units with work surfaces, sink & drainer, double eye level oven, integrated hob with extractor over, space for appliances, sockets and wood laminate flooring.

Utility

14' 6" x 12' (4.42m x 3.66m)
Windows to three sides, external door to rear

garden, radiator, sockets and carpeted flooring.

Landing

Stairs leading to first floor with internal doors leading to bathroom, bedrooms 1, 2 & 5, large airing cupboard, radiator and carpeted flooring. Additional landing from the kitchen/utility leading to bedrooms 3 & 4.

Bedroom One

18' 1" x 15' (5.51m x 4.57m)
Windows to front and rear, fitted double wardrobes, radiator, sockets and carpeted flooring.

Bedroom Two

15' 1" x 12' 5" (4.60m x 3.78m)
Window to front, door to WC, fireplace and surround with mantle, radiator, sockets and carpeted flooring.

Bedroom Three

12' x 12' (3.66m x 3.66m)
Window to rear, fitted cupboard, radiator, sockets and solid wood flooring.

Bedroom Four

12' x 11' 11" (3.66m x 3.63m)
Window to side, door to landing and bedroom four, fireplace and surround with mantle, radiator, sockets and carpeted flooring.

Bedroom Five

12' x 10' (3.66m x 3.05m)
Window to side, doors to bedroom 4 and landing, radiator, sockets and carpeted flooring.

Bathroom

Frosted window to rear, fitted bath unit with shower attachment over and pull out screen, WC, hand wash

basin, radiator and tiled flooring.

Front Garden

Paved front garden with access to double garage and gated side access to rear garden.

Rear Garden

Fence and hedge enclosed south facing rear garden with patio area and steps to raised patio area, laid to lawn with variety of shrubbery, trees and bushes surrounding, wooden arch and side access.

Garage

17' 2" x 15' 1" (5.23m x 4.60m)

GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.

1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA: 2780 sq.ft. (258.3 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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welcome to
Fairfield Road,
Saxmundham

- Extremely Spacious Detached Family Home
- Five Double Bedrooms
- Expansive Garden Room/Conservatory
- Integrated Kitchen & Convenient Utility Room
- Large South Facing Garden With Mature Shrubbery

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£570,000



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Property Ref:
FLH105653 - 0002

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