

Millfields, Darsham, Saxmundham, Suffolk, IP17 3QJ

Asking Price: £299,500



- No Onward Chain
- Modern Semi-Detached House
- Three Bedrooms
- Bathroom & En-Suite Shower Room
- Garage & Parking
- Front & Rear Gardens
- Oil Fired Heating
- Planning Permission Granted

Occupying a good size corner plot on the modern Millfields development in the desirable village of Darsham which offers good access out to Suffolk's Heritage Coast, lies this nicely presented three bedroom semi-detached house built by award winning local developer Hopkins & Moore in 2016, which is being sold with no onward chain. The sale will include all integrated appliances, the freestanding Bosch fridge freezer, and all blinds. This wonderful family home benefits from oil fired boiler serving the central heating and hot water system, well-maintained front and rear gardens, substantial driveway with five-bar gate providing ample off-road parking, and garage.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; ground floor cloakroom; living room; spacious kitchen / dining room; first floor landing; family bathroom; and three bedrooms, one of which has an en-suite shower room.

Agent's note:
There is an annual maintenance charge which is currently £174.59 which goes towards the cost of the upkeep of the communal areas.

Planning Permissions - There is planning permission in place for the following:
- Replace the existing render on all elevations with weatherboard cladding – Planning Application Number: DC/22/3344/FUL
- The insertion of two Velux-style windows on the west side elevation of the property – Planning Application Number: DC/20/3971/FUL



Total area: approx. 81.9 sq. metres (881.3 sq. feet)
Although every attempt has been made to ensure the accuracy of the floorplan 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. Plans produced using PlanIt.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 98 |
| (81-91) | B | 85 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |