

Greenside, Darsham, Saxmundham, Suffolk, IP17 3FB

Guide Price: £210,000 to £215,000



- Sought After Village of Darsham
- No Onward Chain
- Semi-Detached House, Built In 2022
- Two Double Bedrooms
- Open Plan Living
- Air Source Underfloor Heating
- Off-Road Parking
- Landscaped Private Rear Garden

Situated on a modern development in the sought after village of Darsham, conveniently located for access to coastal destinations including Dunwich, Southwold, Thorpeness, Aldeburgh, lies this two bedroom semi-detached house built in 2022. The property has six years NHBC warranty remaining, is presented in pristine condition, and benefits from off-road parking for two / three cars, beautiful landscaped rear garden, air source underfloor heating to the ground floor, and is being sold with no onward chain.

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 / dining room which opens through to the stylish and fully integrated kitchen, first floor landing, two double bedrooms, and bathroom.

The pretty village of Darsham is conveniently located between Ipswich and Lowestoft astride the A12 commuter trunk road and is a mixed community with six farms. The village houses a petrol station which has a café and well-stocked shop, farm shop with café, public house, and bakers with a bakery school attached. The Darsham railway station is on the Ipswich to Lowestoft line which offers direct rail links into London Liverpool Street Station and there is a bus service into Saxmundham and Leiston with another service on the Southwold- Halesworth-Aldeburgh route. Darsham is close to the historic town of Southwold on the picturesque Heritage Coast which offers a wide range of leisure facilities, shops and the award winning pier. The area is a designated Area of Outstanding Natural Beauty and offers an abundance of country and coastal walks.



Agents note:
There is a development charge of £205 per annum.



Total area: approx. 60.1 sq. metres (647.2 sq. feet)

All of our agents have been made to ensure the accuracy of the 'approximate' areas and measurements of flats, houses, plots and any other items or structures are as reasonably as taken for any other purposes or use. We do not accept any liability for inaccuracies in the above information.

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			
(92-100)	A		98
(81-91)	B	83	
(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	