



9 The Meadows

Friston, Suffolk, IP17 1FF

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ESTABLISHED 1966

9 The Meadows, Friston, Suffolk, IP17 1FF

- Southwold 18.3 miles
- Saxmundham Train Station 3.5 miles
- Aldeburgh 3.9 miles
- London 1 hour 15mins approx. by train from Ipswich.

ENTRANCE HALL | SITTING ROOM | KITCHEN/
BREAKFAST ROOM | CONSERVATORY | THREE
BEDROOMS | EN-SUITE | BATHROOM | GARAGE |
GARDEN

FRISTON is a picturesque Suffolk village, which is centered around the village green with adjacent Chequers Public House and retains a lot of its original charm. This property is also close to Knodishall with The Butchers Arms, village store, farm shop and schools. Set almost equidistant between the coastal town of Aldeburgh and Snape with its famous Maltings Concert Hall; the area offers superb opportunities for a wide range of recreational pursuits. Saxmundham (about 2 miles) offers further shops, together with supermarkets, and a main line railway station offering direct access to London Liverpool Street Station.

9 The Meadows is a beautifully presented and immaculate modern house built approximately ten years ago, on this small cul-de-sac of only ten houses, tucked away in a private position.

The property benefits from oil-fired heating to radiators and consists of front door leading to entrance hall, with stairs to first-floor and cloakroom.

To the rear of the house is a generous and light kitchen/breakfast room, with a well-appointed kitchen, dining area with door to garden. There is also a utility room with door to the garage.

A CHARMING THREE BEDROOM HOUSE SITUATED IN THE POPULAR VILLAGE OF FRISTON.

Guide: £495,000 FREEHOLD



Adjacent to this is a triple-aspect sitting room, with fireplace housing wood-burning stove and double doors to the conservatory which has double doors to the garden. Throughout the hall and the sitting room is high quality engineered oak flooring and tiling to the kitchen.

On the first-floor is a spacious landing, a large principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom

OUTSIDE:

To the front of the property is a drive with ample parking, and a garage, there is also an area of lawn and hedging, and to the rear a the garden is mainly laid to lawn with a lovely patio area ideal for entertaining.

General Information

Mains water, electricity and drainage. Oil-fired

- Oil-fired heating.
- Council Tax – East Suffolk – Band D
- Ofcom state: Superfast 80Mb broadband available
- Ofcom state: all mobile phone providers likely
- What3words: voltage.stack.unsigned

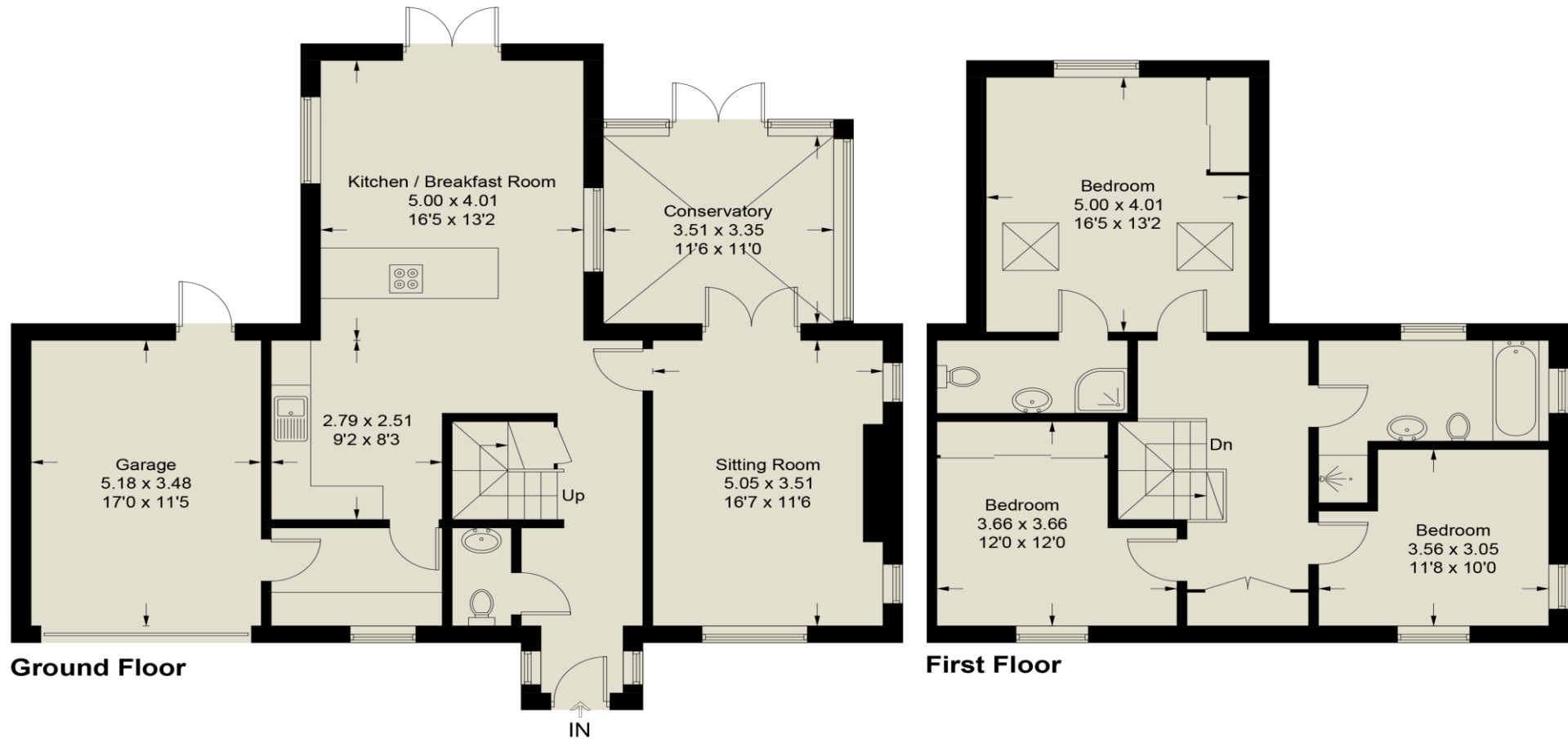
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95-100)		
B (81-94)	86	88
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



9 The Meadows, Friston

Approximate Gross Internal Area = 168.4 sq m / 1813 sq ft



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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