



7 The Meadows, Friston, Saxmundham, Suffolk, IP17 1FF

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ESTABLISHED 1966

7 The Meadows
Friston, Saxmundham
Suffolk, IP17 1FF

A fabulous modern house situated in the popular village of Friston

ENTRANCE HALL | CLOAKROOM | KITCHEN/BREAKFAST ROOM | DINING AREA | SITTING ROOM | PRINCIPAL BEDROOM WITH EN SUITE SHOWER | TWO FURTHER DOUBLE BEDROOMS | FAMILY BATHROOM | TERRACE AND GARDEN | GARAGE

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.

7 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, and a utility room beyond.

Guide: £495,000 - FREEHOLD



Adjacent to this is a triple-aspect sitting room, with fireplace housing wood-burning stove and double doors to the terrace and 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, to the side and the rear is more parking and a garage, there is also an area of garden and lawn, and to the rear a garden designed for ease of maintenance with extensive terracing.

General Information

- Mains water, electricity and drainage. Oil-fired heating.
- Council Tax – East Suffolk - Band C – £1882pa
- EPC – rating B
- Ofcom state: Superfast 80Mb broadband available
- Ofcom state: all mobile phone providers likely
- What3words: slant.vehicle.registry

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(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	



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Approximate Gross Internal Area = 138.9 sq m / 1495 sq ft

