

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



17 Gull Road, Saxmundham Suffolk. IP17 1WN

Price

£325,000

7 Gull Road, Saxmundham,
Suffolk. IP17 1WN

A very spacious and well-designed modern link-detached house which is situated in a quiet, traffic free cul de sac on the western edge of Saxmundham within walking distance of the railway station, town centre and schools. The property benefits from good off street parking and a double length tandem garage. There is a very pretty west facing rear garden which is lawned with a patio, established flower borders and climbing roses. The house benefits from gas-fired central heating and uPVC double glazed windows. The accommodation includes a very smart kitchen/breakfast room with space for a range cooker. The kitchen has a good range of matching base level cupboards and drawers and eye level. The generously proportioned sitting room opens through to a conservatory that has French windows leading out the patio. The sitting room opens into the separate dining room via double doors. There is also a useful downstairs cloakroom. The four good sized bedrooms are served by a family bathroom and each of the two principle bedrooms has its own en-suite shower room. The house is most attractively decorated and well presented throughout. An early internal inspection is strongly recommended to appreciate the versatility and standard of the accommodation within.



Saxmundham has excellent amenities including both Tesco and Waitrose supermarkets, fine local shops with galleries and restaurants. The town has a Wednesday market and a railway station which provides connecting services to London Liverpool Street station, Norwich, Cambridge and Lowestoft. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall which is the home to the Aldeburgh Festival and the attractions of the seaside towns of Aldeburgh and Southwold. There are wonderful walks at nearby Tunstall Forest and along the Alde estuary at Iken Cliff, ancient castles to explore at Framlingham and Orford and golf courses at nearby Hinton, Aldeburgh, Thorpeness and Halesworth. Saxmundham has a primary school and a High (Free) School.

VIEWING By appointment with Jennie Jones
Estate Agents 01728 605511

saxmundham@jennie-jones.com
www.jennie-jones.com

LOCAL AUTHORITY

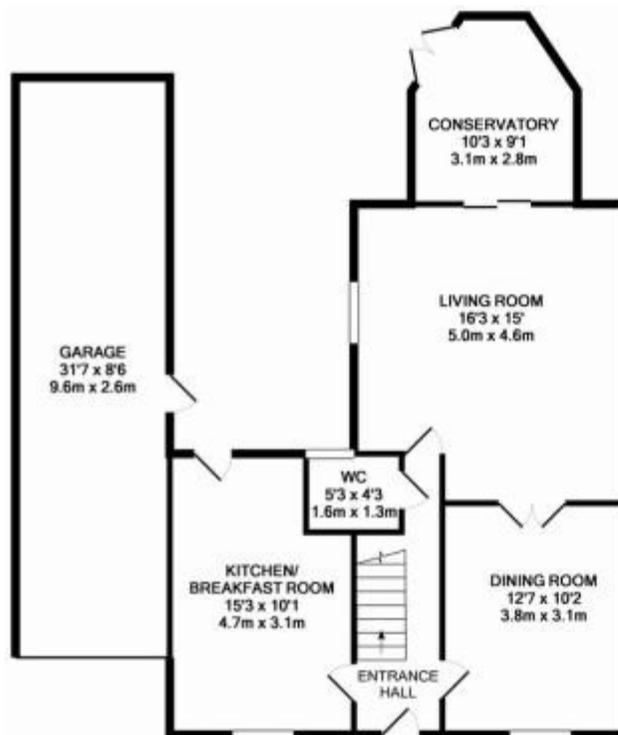
Suffolk Coastal District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES Mains water, electricity, gas and
drainage.

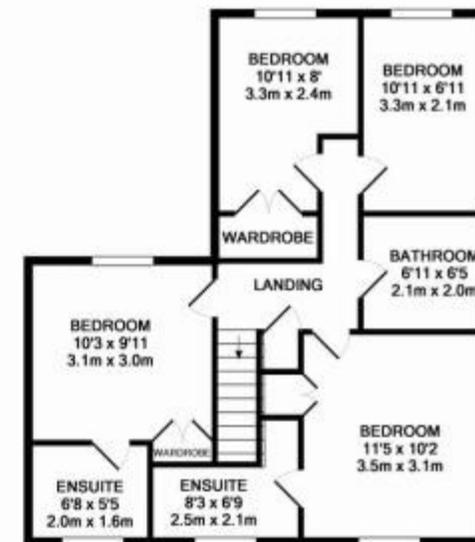
EPC - C

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

Distance	London	106 miles
	Ipswich	21 miles
Schools	Saxmundham Primary School Brook Farm Road. IP17 1XQ Telephone: 01728 602205	
	Saxmundham High School Seaman Avenue. IP17 1DZ Telephone 01728 633910	
Railway Station	Station Approach Saxmundham	
Doctor's surgery	Lamsale Meadow Saxmundham IP17 1DY Telephone 01728 602022	
Supermarkets	Tesco Saxmundham Waitrose Saxmundham	
Sports centre	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	



GROUND FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1522 SQ.FT. (141.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2013





SOUTHWOLD
T: 01502722065
E: southwold@jennie-jones.com

SAXMUNDHAM
T: 01728 60511
E: saxmundham@jennie-jones.com

www.jennie-jones.com