

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



The Old Police House, Kelsale, Saxmundham, Suffolk. IP17 2NS

PRICE

£450,000

The Old Police House, Main Road, Kelsale,
Saxmundham, Suffolk. IP17 2NS

A detached three individual house set in a large plot in a non-estate location within walking distance of the village primary school, the pub and local amenities at Saxmundham. This lovely former police house has been sympathetically extended and modernised by the present owners who have retained the character of the original architecture and created a versatile family home which features three well-proportioned bedrooms and three reception rooms. The property is double glazed with uPVC framed windows and benefits from gas-fired central heating via radiators. There are fireplaces in the sitting room, dining room and master bedroom. The house has a superbly appointed kitchen/breakfast room and also features a large utility room which serves as a second kitchen. The kitchen is fitted with granite work tops and a porcelain sink. There is a good range of base level cupboards and drawers, matching wall mounted units with illuminated display cabinets plus a fitted shelved larder in the under stair recess. There is a smart Rangemaster gas and electric range cooker together with a matching hood and an integrated SMEG dishwasher. The owners have added a sun lounge which opens from the Sitting room, at the back of the house to the garden. The garden is a wonderful feature of the property and has been beautifully landscaped and planted with a well stocked herbaceous borders and a cultivated vegetable plot. There is a large paved sun terrace which provides the perfect outdoor entertaining space a gardener's W.C., a large timber shed, a greenhouse and a single garage. The property is approached via a five bar gate and a block paved driveway which affords good parking space at the front. There is space and great scope to extend the accommodation, subject to the usual consents.

Kelsale is a popular village about a mile and a half from the excellent amenities at Saxmundham. Carlton/Kelsale has its own pub and primary school and is conveniently located for access to the A12 and the Suffolk Heritage Coast. Saxmundham has a Waitrose and a Tesco supermarket. The railway station provides connecting services to London, Norwich and Cambridge. The seaside towns of Aldeburgh and Southwold and some of the county's most beautiful beaches lie within easy reach by car. There are golf courses at Aldeburgh and Thorpeness and a very good sports centre and swimming pool at Leiston. There are sailing clubs of the rivers Alde, Ore and Deben and nature reserves at Minsmere, Havergate Island and Shingle Street. This part of Suffolk has become a haven for writers, artists and musicians. There are galleries in Saxmundham and Aldeburgh and a world class concert hall at Snape Maltings which is home to the Aldeburgh Festival.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

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LOCAL AUTHORITY

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

SERVICES

Mains water, gas, electricity and
drainage.

EPC

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 23 miles
Aldeburgh 9.5 miles
Saxmundham 1.4 miles

Schools Kelsale Primary School
Carlton Road Kelsale, Saxmundham
Telephone: 01728 602297

Saxmundham High School
Seaman Avenue. IP17 1DZ
Telephone 01728 633910

Railway Station Station Approach Saxmundham

Doctor's surgery Lambsale Meadow
Saxmundham IP17 1DY
Telephone 01728 602022

Supermarkets Tesco Saxmundham
Waitrose Saxmundham

Sports centre Leiston Leisure Centre (pool)
Red House Lane. IP16 4LS

TENURE FREEHOLD

Floor plan

SUMMARY OF ACCOMMODATION

Entrance Porch; Entrance Hall; Sitting Room 4.41m x 3.34; Dining Room 3.36m x 3.00m; Sun Lounge 3.97m x 3.25m; Kitchen/Breakfast Room 6.25m x 2.90m; Landing; Bedroom One 3.80m x 2.90m; Bedroom Two 3.38m x 3.35m; Bedroom Three 3.35m x 3.05m; Family Bathroom 3.33m x 1.96m.





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