

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



41 Montagu Drive, Saxmundham, Suffolk. IP17 1FL

PRICE

£347,500

41 Montagu Drive, Saxmundham,
Suffolk. IP17 1FL

A stunning modern four bedroom detached house which was built approximately five years ago by Taylor Wimpy. The property is situated in a popular residential area on the western fringe of the Saxmundham within convenient reach of the schools, railway station, town centre and supermarkets. Heated by gas-fired radiators, this immaculately presented house benefits from upgrades which have been commissioned by the owners and include a new high specification kitchen with integrated appliances that include two Neff electric ovens with tilt and slide doors, a five ring induction hob with a designer extractor above (by AEG), integrated dishwasher and washing machine and space for an American style fridge/freezer. The fabulous open plan kitchen/dining room opens out to the garden via French windows. There is a double aspect, spacious sitting room and a separate snug/family room. The hall and reception rooms have beautiful oak flooring and the property benefits from a useful down stairs cloakroom. The first floor bedrooms are generously proportioned and have wood flooring. The main bedroom has a shower room en-suite and a good range of fitted wardrobes. The three other double bedrooms are served by a smart contemporary family bathroom. The south facing garden is a notable feature of the property. It was professionally landscaped and has a lawn, raised beds and a large sandstone paved sun terrace. There is an outside tap, power point and lighting. The large single garage at the rear has power connected and the driveway affords parking for up to three cars. An early internal inspection is strongly advised in order to appreciate the standard and specification of the accommodation offered within.

N.B. There is an annual Resident's Association Charge

Saxmundham is a very well-served market town which lies approximately seven miles from the Suffolk Heritage Coast. The town has a railway station and Waitrose and Tesco supermarkets. The vibrant High Street has good local shops and the town also has a Wednesday market. There is a Primary School and a High School (a free school run by the Seckford Foundation). Among the many attractions in the local area are the seaside towns of Aldeburgh and Southwold, nature reserves at Minsmere, North Warren and Havergate Island and Snape Maltings: home to the Aldeburgh Festival. There are golf courses at Thorpeness and Aldeburgh and sailing on the rivers Deben, Alde/Ore and Orwell.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

saxmundham@jennie-jones.com
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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, electricity, gas and
drainage.

EPC -

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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
Aldeburgh 7 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 Lambsale Meadow
Saxmundham IP17 1DY
Telephone 01728 602022

Supermarkets Tesco Saxmundham
Waitrose Saxmundham

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











NOTE: This floor plan is handed and has been taken from the builder's original sales brochure. Not to scale and sizes are approximate.



Room	Metres	Feet and inches
Kitchen/family room	6.82m x 3.44m	22'5" x 11'3"
Living Room	4.56m x 4.49m	15'0" x 14'9"
Dining Room	3.41m x 3.05m	11'2" x 10'0"

Room	Metres	Feet and inches
Master Bedroom	6.07m x 3.77m	19'11" x 12'5"
Bedroom 2	4.56m x 3.08m	12'5" x 10'1"
Bedroom 3	3.05m x 2.98m	10'0" x 9'8"
Bedroom 4	3.48m x 2.68m	11'5" x 8'10"



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