

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



1 Long Avenue, Saxmundham, Suffolk. IP17 1WG

PRICE

£350,000

1 Long Avenue, Saxmundham,
Suffolk. IP17 1WG

A very smart four bedroom detached house which is located in a sought after residential area that lies within walking distance of the town centre and railway station. The accommodation, which is light and airy, includes a spacious sitting room and a separate dining room. There is a down stairs cloakroom and a fitted kitchen, which like the dining room, opens into a air conditioned conservatory. The kitchen and dining room could be opened through to create a large contemporary kitchen/dining / living room. The first floor bedrooms are well-proportioned and are served by a family bathroom and an en-suite shower room to bedroom one. Both bedroom one and bedroom two benefit from fitted wardrobes. There is an integral garage and good double parking space on the driveway to the side of the house. The garden is another notable feature of the property. It benefits from south sun and has been attractively landscaped with a lawn, paved seating areas and established ornamental hedges. There is an outside tap and lighting with a personal door to the garage and a side gate to the driveway. The garden also has a useful side area for bins etc. The property lies within easy walking distance of the local schools and Carlton Park. Houses of this particular design are rarely available in Saxmundham and we strongly recommend an early appointment to view.



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

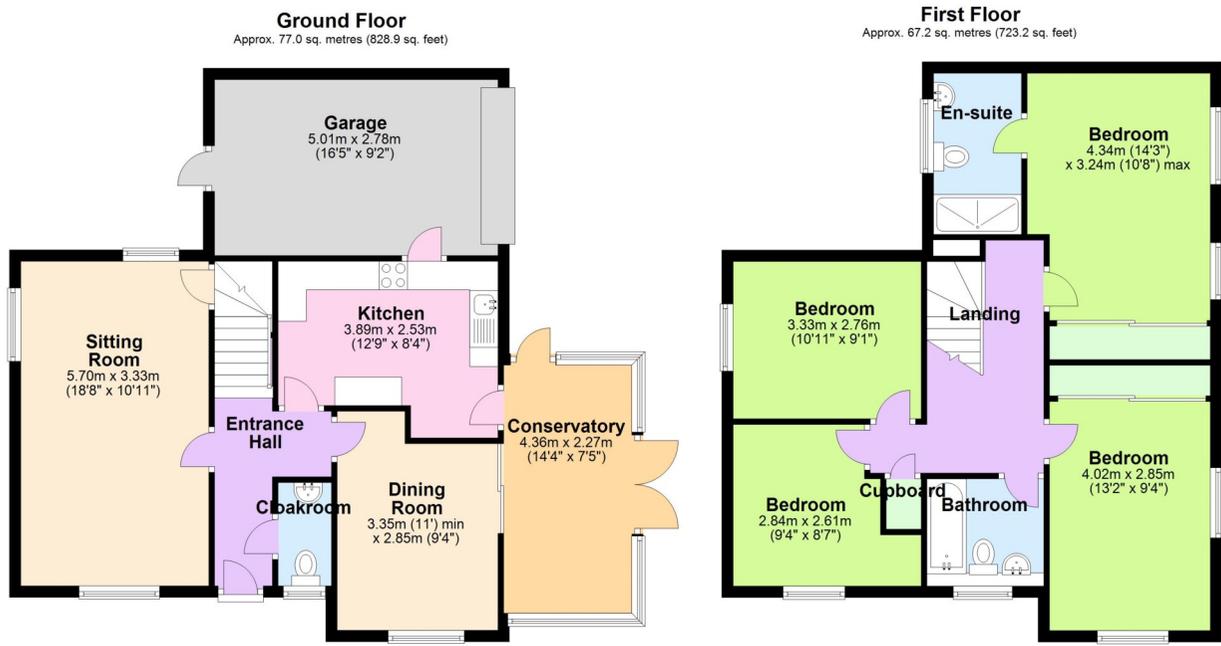
Mains water, electricity, gas and
drainage.

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	Lamsale Meadow Saxmundham IP17 1DY Telephone 01728 602022	
Supermarkets	Tesco Saxmundham Waitrose Saxmundham	
Sports centre	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	



Total area: approx. 144.2 sq. metres (1552.1 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.













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