

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



34 Snape Road Sudbourne, Suffolk. IP12 2BA

GUIDE PRICE £345,000

34 Snape Road, Sudbourne, Woodbridge, Suffolk IP12 2BA

This enchanting semi detached cottage is believed to date from the 19th century. The property is quite deceptive and occupies a surprisingly large plot with a sunny rear garden that benefits from south sun, a side garden and a large driveway which has space to park cars, trailers etc. and benefits from electric car charging points. The garden, which is large enough to accommodate an extension to the cottage (subject to consent), is laid to lawn with a paved patio under a pergola which creates an ideal out door dining area. There is a timber summer house and space to erect a garden studio or workshop. The cottage, at its core, has evidence of timber framing with lovely exposed beams and studwork. The windows are double glazed and there is a Hunter Herald 8 wood burner in the sitting room which has a back boiler to serve the radiators (Hot water via pressurised cylinder with two immersion heaters). In addition, the owners have installed air conditioning units on both floors. The ground floor comprises an entrance porch; sitting room which opens to a separate dining room or second living room; a beautifully appointed new bathroom with a deep panel enclosed bath, separate shower cubicle with a rain shower head and a hand held attachment; a w.c. and vanity enclosed wash basin with storage beneath. The stairs lead up from the dining room to the landing. Both bedrooms are generous sized double rooms with good built in storage. Perhaps the most surprising feature of the cottage however, is the superb open plan kitchen/dining/ family room which provides a wonderful contemporary open plan living and entertaining space that opens directly to the patio and the garden. The kitchen is beautifully fitted with new cabinets, pan drawer units and matching eyelevel units together with a SMEG Victoria range cooker. There is excellent appliance space including room for a tall fridge/freezer.

The property is ideally located for access to wonderful walks in the forest and Captain's Wood. There are excellent lanes for cycling with quiet routes to Iken, Orford and Gedgrave, beyond which the ferry at Butley Creek provides a unique short cut to the Sandlings and the villages of Boyton, Hollesley and on to Shingle Street and Bawdsey ferry at the mouth of the River Deben.

SUMMARY OF THE ACCOMMODATION

Entrance Porch; Sitting Room 4.75m x 3.76m; Dining Room 3.78m x 3.25m;
Bathroom 2.21m x 1.90m; Kitchen/Dining Room/Living Room 5.77m x 4.51m;
Landing; Bedroom One 3.19m x 3.12m plus recesses; Bedroom Two 3.82m x 3.49m.

Sudbourne is a pretty village which is ideally located for access to the Suffolk Heritage Coast and the attractions of Snape, Aldeburgh and Orford. There are wonderful woodland walks at Sudbourne and neighbouring Tunstall Forest. Sudbourne has its own nature reserve. The reserves at Minsmere and Havergate Island also lie within convenient reach by car. Other attractions in the area include the world famous concert hall at Snape: home to the Aldeburgh Festival and the ancient castle keep at Orford which also has a yacht haven. In addition to the woodland walks, there are estuary paths along the Alde at Iken Cliff. There are golf courses at Woodbridge, Aldeburgh and Thorpeness. Sudbourne has an active village hall which is host to a regular "pop up" pub.

VIEWING

By appointment with Jennie Jones
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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, drainage.

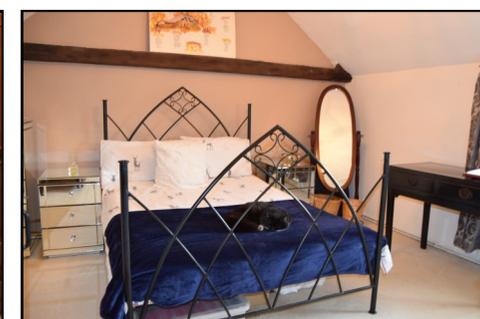
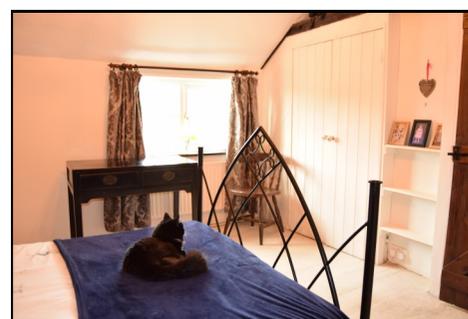
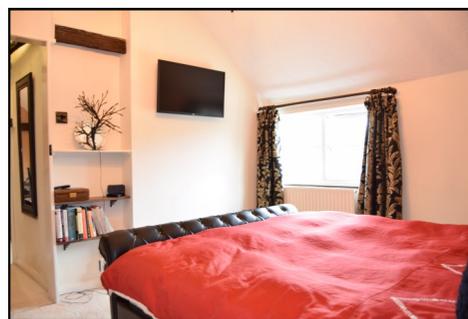
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TBA

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	104 miles
	Ipswich	21 miles
	Aldeburgh	9 miles
	Woodbridge	12 miles
	Orford	2.2 miles
Schools	Orford Primary School Mundays Lane. IP12 2LX Telephone 01394 450281	
	Farlingaye High School Woodbridge. IP12 4JX Telephone 01394 385720	
Railway Station	Campsea Ashe (Wickham Market)	
Doctor's surgery	Rectory Road Orford Telephone 01394 450315	
Supermarkets	Tesco Saxmundham Waitrose Saxmundham	
Sports centre	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	

AWAITING FLOOR PLAN













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