

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



56 Montagu Drive, Saxmundham, Suffolk. IP17 1FL

PRICE

£265,000

An immaculately presented three storey three bedroom end town house which is situated in a sought after residential close on the western fringe of Saxmundham within walking distance of the town centre, supermarkets and railway station. The property which was built in 2015 by Taylor Wimpey, benefits from a generous sized west facing garden and has upper floor views towards open Suffolk countryside. The garden is laid to lawn with a paved patio area and a timber deck. There is a side gate that opens to the long driveway which affords good off street parking for two cars. The owners have erected a smart timber workshop which has power connected and provides excellent storage for cycles etc. The house is centrally heated by gas-fired radiators and benefits from uPVC double glazed windows. There is a spacious entrance hall and a useful downstairs cloakroom. The well-proportioned sitting room opens to the garden via French windows. The kitchen/breakfast room is well-appointed and equipped with a gas hob and extractor hood; a double electric oven; integrated dishwasher; washing machine and fridge/freezer. There are two double first floor bedrooms which are served by a smart family bathroom. Bedroom one is located on the top floor beneath a magnificent vaulted ceiling. This principle bedroom has fitted wardrobes and an en-suite shower room. We strongly recommend an internal inspection to appreciate the high standard of the accommodation offered 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.

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; SITTING ROOM 4.78m x 3.66m; KITCHEN/BREAKFAST ROOM 3.46m x 3.06m; FIRST FLOOR LANDING;
BEDROOM TWO 3.45m x 4.77m; BEDROOM THREE 2.92m x 2.56m; BATHROOM 2.54m x 1.68m; SECOND FLOOR;
BEDROOM ONE 5.0m x 3.67m; EN-SUITE SHOWER ROOM.

LOCAL AUTHORITY

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

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

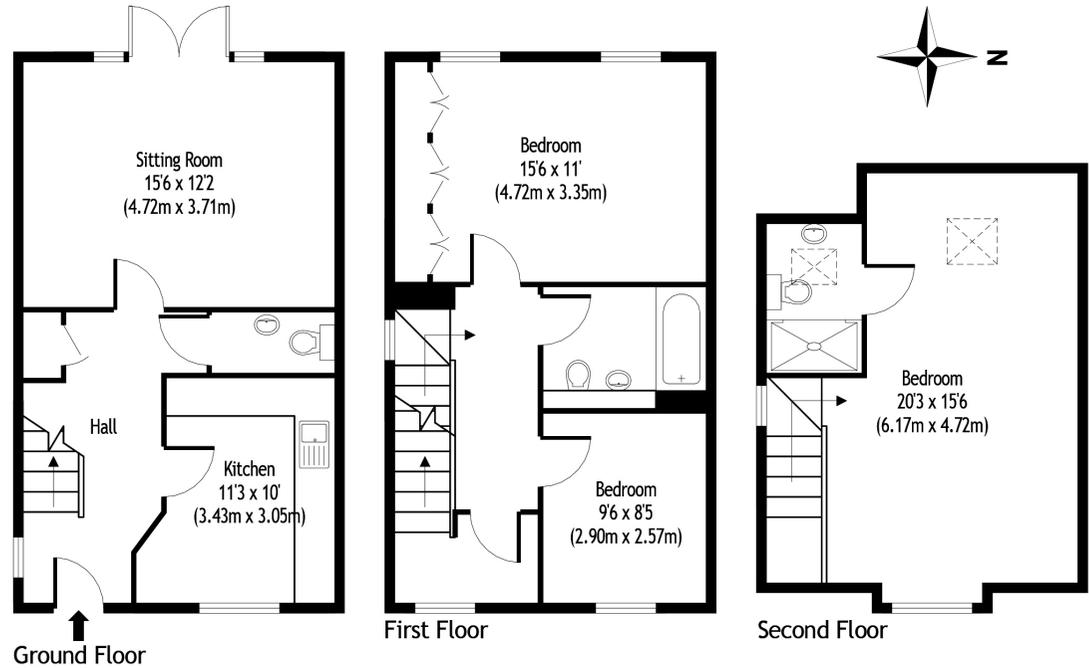
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = B

AGENT'S NOTE: The floor plans which were produced by the builders are **HANDED** and are not to scale. There is an annual service charge levied by the residents' association of **£184.87**.



Approx. Gross Internal Floor Area - 1136 Sq ft / 106 Sq M



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

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

www.jennie-jones.com