

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



92 Beech Road, Saxmundham, Suffolk. IP17 1FP

PRICE

£345,000

An immaculately presented and deceptively spacious four bedroom link-detached house which was built by Hopkins Homes in 2019, and occupies a corner plot on the eastern edge of Saxmundham within a short walk of the High Street, railway station and Tesco and Waitrose supermarkets. The house, which is centrally heated by gas-fired radiators and benefits from double glazed windows, offers a versatile range of accommodation. There is an entrance hall and a useful downstairs cloakroom. The double aspect sitting room has an elegant fireplace with an mantelpiece and surround and a wood burning stove. The open plan kitchen/dining room, which is also double aspect, has French doors that open to the garden. The kitchen, which incorporates a utility area, is beautifully appointed and comprises laminated work tops over contemporary base level cupboards and drawers. There is an integrated gas hob with a double electric oven and a Siemens dishwasher. There is space for a tall fridge/freezer and plumbing for a washing machine. The kitchen has a tiled floor; the hall, bathroom, en-suite shower room and cloakroom have vinyl flooring. The sitting room and bedrooms have fitted carpets. The first floor bedrooms are well proportioned: three of the bedrooms being double rooms. The second bedroom, which has a vaulted ceiling, is notable for its size. The owners use this space as a first floor sitting room. It could also be used as a large home office. The walled garden faces west and benefits from south sun. The garden is laid to lawn and benefits from a raised sun terrace. There is a courtesy door to the garage and a side gate to the driveway. The property not only benefits from a good-sized single garage, which has power connected, it also has a car port (beneath the second bedroom) providing shelter for a second car. An early inspection is strongly recommended in order to appreciate the style and condition of the property both outside and 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 5.59m x 3.42m; KITCHEN/DINING ROOM 5.59m x 5.11m (max); FIRST FLOOR LANDING;
BEDROOM ONE 4.66m x 3.49m; EN-SUITE SHOWER ROOM BEDROOM TWO 5.43m x 3.22m; BEDROOM THREE 3.49m x 3.04m
BEDROOM FOUR 3.50m X 2.10m; BATHROOM 2.07m x 1.69m; SINGLE GARAGE; CAR PORT; WALLED GARDEN.

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

LOCAL AUTHORITY

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

SERVICES

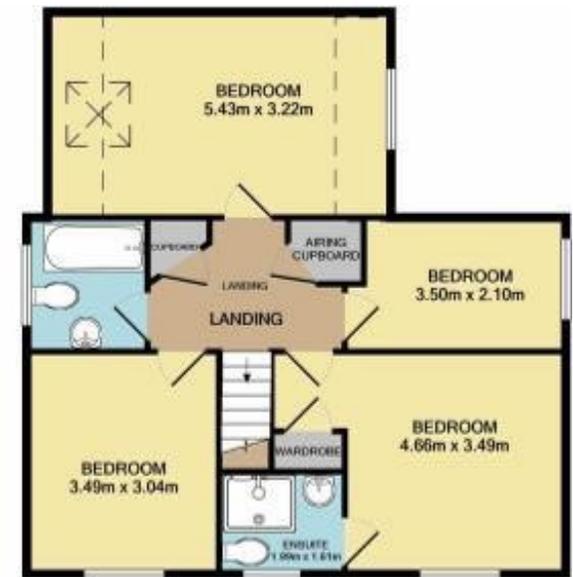
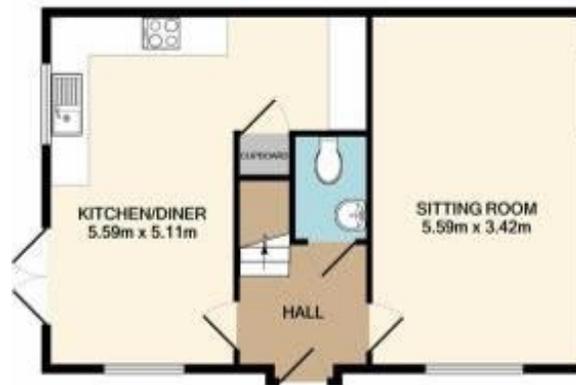
Mains electricity, gas, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 60511.
email: saxmundham@jennie-jones.com

EPC RATING = B

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8399-6106-2139-0277-6083>

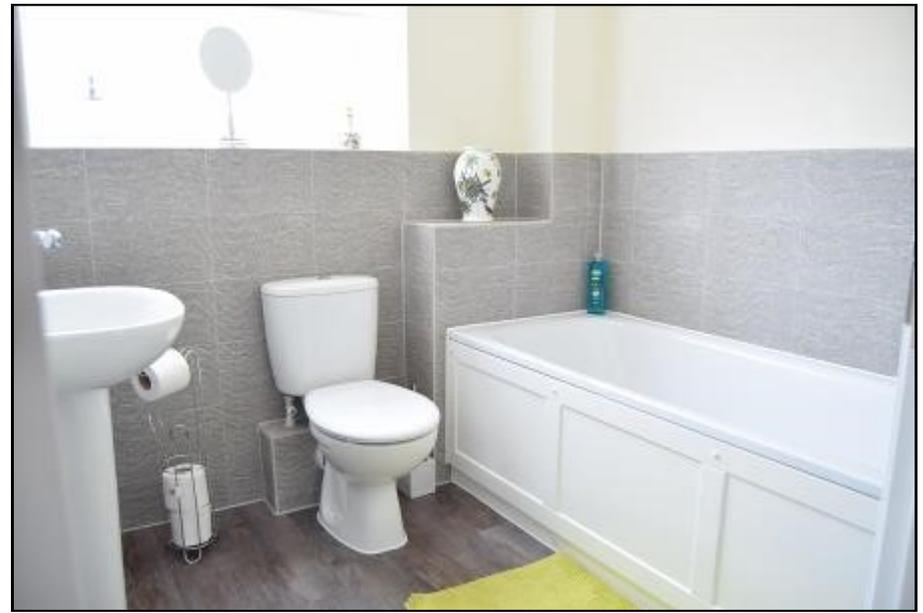












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