

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



69 Fairfield Road, Saxmundham, Suffolk. IP17 1BB

GUIDE PRICE

£395,000

## **A detached chalet house, in need of renovation, located in a highly desirable residential street.**

The property, which is thought to date from the 1960s, is situated in an enviable non-estate location within walking distance of the High Street, railway station, Waitrose and Tesco supermarket. The house occupies a plot which is believed to extend to between 0.20 and 0.25 acres (subject to survey). The private garden faces west and benefits from south sun. There is plenty of parking space at the front of the house and a single garage to the side. The accommodation, which is heated by gas-fired radiators and benefits from uPVC double glazing, is spacious and versatile. There are two ground floor bedrooms and a bathroom, with three further bedrooms on the first floor which are served by a shower room and a first floor w.c. The reception hall is a dramatic space with a double height vaulted ceiling and a hardwood open tread staircase that leads up to the open landing. Looking down onto the hall, is a first floor gallery sitting area that opens onto a west facing balcony that overlooks the garden. The hall opens into a double aspect sitting room which is well proportioned and also overlooks the rear garden. The dining room has French windows that open out to the garden and there is a kitchen which has a walk in pantry and a door that opens out to the covered walkway that links the house to the garage. The house has excellent storage with two large built in cupboards in the reception hall; two double wardrobes in bedroom three on the ground floor and built in eaves storage spaces in the three first floor bedrooms. The house, which will require significant investment offers tremendous scope for modernisation and enhancement.

**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 PORCH; RECEPTION HALL 4.98m x 2.62m; SITTING ROOM 6.40m x 3.93m; DINING ROOM 3.17m x 2.85m; KITCHEN 3.65m x 3.62m; REAR PORCH; BEDROOM THREE 3.70m x 3.22m; BEDROOM FOUR 2.06m x 2.64m; BATHROOM 1.68m x 1.67m; SEPARATE WC. 1.72m x 0.87m; LANDING; GALLERY 2.94m x 2.88m; BALCONY; FIRST FLOOR w.c.; BEDROOM ONE L shaped 3.65m x 4.55m. Max; EN-SUITE SHOWER ROOM 1.89m x 1.54m; BEDROOM TWO 4.08m x 3.64m; BEDROOM FIVE 3.63m x 2.25m; GARAGE 5.63m x 2.77m













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

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

[www.jennie-jones.com](http://www.jennie-jones.com)