

SOUTHWOLD  
&  
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



19 Montagu Drive, Saxmundham, Suffolk. IP17 1FL

**GUIDE PRICE**

**£350,000**

19 Montagu Drive, Saxmundham,  
Suffolk. IP17 1FL

**A modern double fronted four bedroom detached house** providing substantial accommodation which was built approximately five years ago by Taylor Wimpy. The property is situated in a popular residential area on the western fringe of the Saxmundham within convenient reach of the schools, railway station, town centre and supermarkets. The living space in this beautifully presented home offers tremendous versatility. The contemporary and well appointed kitchen/breakfast room opens through to a dining room that enjoys French doors onto the rear garden. There is a spacious double aspect sitting room which also opens out to the garden via French doors, and a surprisingly large home office/snug. The office is adjacent to the cloakroom / utility room, which could be adapted to accommodate a shower cubicle and the creation of a ground floor bedroom suite. The large kitchen benefits from an extensive range of cupboards and drawers, including a slide out bin unit. There is an integrated double electric oven, four ring gas hob and extractor hood plus a water softener, integrated dishwasher and fridge/freezer. The washing machine is integrated into the units within the utility/cloakroom where there is also space for a tumble dryer. The first floor boasts four well-proportioned double bedrooms and these are served by a smart family bathroom. Bedroom one, which is particularly spacious, has fitted wardrobes and is served by its own en-suite shower room. The property benefits from gas fired central heating and uPVC double glazing. The rear garden, which is enclosed with a side pedestrian gate to the block paved driveway, is laid to lawn with an attractive paved sun terrace, outside lighting and tap. There is a courtesy door from the garden to the garage. The garage has power connected and the driveway, to the side of the house, affords off street parking for three cars.

**This property is available with no onward chain.** An early internal inspection is strongly advised in order to appreciate the standard and specification of the accommodation offered within.

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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**There is an annual Resident's Association Charge  
of £214.13 for the year 2020/2021**

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

<b>Distance</b>	London	106 miles
	Ipswich	21 miles
	Aldeburgh	7 miles
<b>Schools</b>	Saxmundham Primary School Brook Farm Road. IP17 1XQ Telephone: 01728 602205	
	Saxmundham High School Seaman Avenue. IP17 1DZ Telephone 01728 633910	
<b>Railway Station</b>	Station Approach Saxmundham	
<b>Doctor's surgery</b>	Lamsale Meadow Saxmundham IP17 1DY Telephone 01728 602022	
<b>Supermarkets</b>	Tesco Saxmundham	
	Waitrose Saxmundham	
<b>Sports centre</b>	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	



ENTRANCE HALL; CLOAKROOM/UTILITY ROOM 2.66 m x 1.63m; SITTING ROOM 4.74m x 3.90m  
DINING ROOM 3.89m x 3.26m; OFFICE/SNUG 3.00m x 2.66m;  
KITCHEN/BREAKFAST ROOM 4.77m x 3.31m; FIRST FLOOR LANDING;  
BEDROOM ONE 4.91m x 4.67m (max.); EN-SUITE SHOWER ROOM;  
BEDROOM TWO 4.71m x 3.35m; BEDROOM THREE 4.04m x 3.34m;  
BEDROOM FOUR 3.80m x 2.53m; BATHROOM; GARAGE 5.51m x 2.94m













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