

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



1 Deben Road, Saxmundham, Suffolk. IP17 1 YA

Price

£219,950

1 Deben Road, Saxmundham,  
Suffolk. IP17 1YA

An attractive modern two bedroom semi-detached house which is situated in a quiet residential close within walking distance of the Saxmundham's High Street and railway station. The house, which was built by Potton, benefits from a driveway with parking for at least two cars, at the front, and enjoys a lovely rear garden which is surprisingly large and includes a big summer house that has potential to be adapted to a workshop or possible home office. The garden is part walled with a paved patio and a wide sun deck. There is a useful side pedestrian access. The accommodation is heated by electric storage heaters. The house is double glazed and benefits from a spacious sitting room/diner that opens out to the garden; a fitted kitchen/breakfast room, which has an attractive bay window, and two good sized bedrooms that are served by a family bathroom. The property is tidily presented and offers scope for enhancement and extension (subject to the usual planning consents). The property is available with no onward chain and deserves an early inspection.

**SUMMARY OF ACCOMMODATION**

Entrance Hall; Sitting Room/Dining Room 4.03m x 3.59m; Kitchen/  
Breakfast Room 3.41m x 2.54m; First Floor Landing;  
Bedroom One 3.59m x 3.33m; Bedroom Two 3.58m x 2.12m; Bathroom.  
Summer House 2.53m x 2.90m

**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 Con-cert 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.

**VIEWING** By appointment with Jennie Jones Estate Agents  
01728 605511 saxmundham@jennie-jones.com  
www.jennie-jones.com

**LOCAL AUTHORITY**

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

**SERVICES** Mains water, electricity and drainage.

**EPC - D**

**Distance**

London 106 miles  
Ipswich 21 miles  
Aldeburgh 7 miles

**Schools**

Saxmundham Primary School  
Brook Farm Road. IP17 1XQ  
Telephone: 01728 602205  
Saxmundham

**High School**

Seaman Avenue. IP17 1DZ  
Telephone 01728 633910

**Railway Station**

Station Approach Saxmundham

**Doctor's surgery**

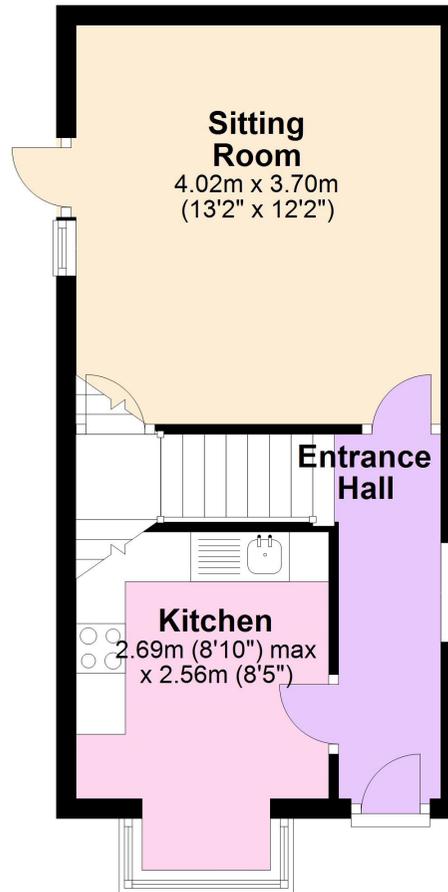
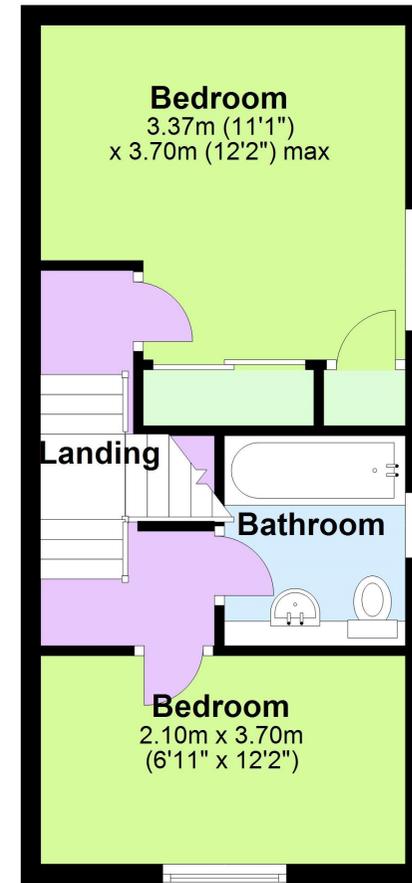
Lambsale Meadow  
Saxmundham IP17 1DY  
Telephone 01728 602022

**Supermarkets**

Tesco Saxmundham  
Waitrose Saxmundham

**Sports Centre**

Leiston Leisure Centre (pool)  
Red House Lane. IP16 4LS

**Ground Floor****First Floor**

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



SOUTHWOLD  
T: 01 502722065  
E: southwold@jennie-jones.com

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T: 01728 605511  
E: saxmundham@jennie-jones.com

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