

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



54 Brook Farm Road, Saxmundham, Suffolk. IP17 1WL

PRICE

£365,000

A very smart modern four bedroom detached house which is situated in a popular residential area within walking distance of the town centre, railway station and local schools. Occupying a corner plot, the property benefits from a wide and sunny south facing garden. The garden is attractively landscaped, laid to lawn with a paved patio and timber sun deck. There are established borders and a side pedestrian access to the wide driveway which affords good off street parking in front of the integral garage. The house is well designed and was built in about 2005 by Abbey Homes. This particular style is rarely available and is notable for its double aspect reception rooms which create a wonderful feeling of light and air. There is a useful downstairs cloakroom; a sitting room with a woodburning stove and a separate dining room that opens out to the garden via a patio door. The kitchen/breakfast room is well appointed with space for a gas range cooker; a tall fridge freezer and dishwasher. There is space and plumbing for a washing machine and tumble dryer in the garage. The well designed first floor bedrooms include three double bedrooms and a large single room which are served by a family bathroom and an en-suite shower room. An internal inspection is highly recommended to appreciate the standard and excellent layout 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 5.70m x 3.21m; DINING ROOM 3.29m x 2.89m; KITCHEN/BREAKFAST ROOM 4.05m x 3.09m; FIRST FLOOR LANDING; BEDROOM ONE 4.27m x 3.26m; EN-SUITE SHOWER ROOM; BEDROOM TWO 3.91m x 2.92m; BEDROOM THREE 3.30m x 2.67m; BEDROOM FOUR 3.28m (max) x 2.89m; BATHROOM 2.14m x 1.68m

LOCAL AUTHORITY

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

SERVICES

Mains electricity, water and drainage.

VIEWING

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

EPC RATING = C



Ground Floor
Approx. 63.8 sq. metres (687.1 sq. feet)



First Floor
Approx. 64.2 sq. metres (691.2 sq. feet)



Total area: approx. 128.0 sq. metres (1378.3 sq. feet)

Monitor EPC
Plan produced using PlanUp.











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