

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



24 Gilbert Road, Saxmundham, Suffolk. IP17 1FE

PRICE

£284,000

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Suffolk. IP17 1FE

An immaculate modern three bedroom attached house

which was built approximately five years ago by David Wilson Homes and finished to a high standard throughout. 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. Heated by gas-fired radiators, the house benefits from uPVC double glazed windows. There is a well proportioned sitting room/dining room which opens out to a lovely west facing garden, and a very smart fitted kitchen/breakfast room which has a bay window, benefits from integrated appliances: an oven, hob, extractor hood and fridge/freezer. There is a useful ground floor cloakroom and a first floor family bathroom and en-suite shower room to bedroom one. The bedrooms are well proportioned and bedroom one benefits from a deep walk in wardrobe. There is a very good sized single garage to the side of the house and a long block paved driveway that affords excellent off street parking. The garden is laid to lawn with well stocked flower beds. There is a patio with an awning accessible from the sitting room/dining room and a second paved seating area at the end of the garden. The property also benefits from a useful timber shed which is tucked discreetly behind the garage. An internal inspection is strongly recommended in order to appreciate the high standard of accommodation offered within.

N.B. There is an annual Resident's Association Charge

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.

SERVICES Mains water, electricity, drainage and gas.

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

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

EPC-- B

SUMMARY OF ACCOMMODATION

Entrance Hall; Cloakroom; Sitting room 5.30m x 4.75m (maximum); Kitchen/Breakfast Room 4.10m x 2.51m; First Floor Landing; Bedroom One; En-suite Shower Room 1.96m x 1.39m; Bedroom Two 3.66m x 2.58m; Bedroom Three 2.62m x 2.09m; Bathroom ;

Garage 5.87m x 3.05m

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



This plan is handed

These illustrations are computer generated images only and do not accurately depict specification. Plot specific windows & variations will apply. Please see your sales adviser for further details.











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