

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



15 Kingfisher Rise, Saxmundham, Suffolk. IP17 1WE

PRICE

£315,000

A well presented modern four bedroom link-detached house which is situated in a popular residential area within walking distance of the town centre, railway station and local schools. The property, which is available with no onward chain, benefits from a delightful west facing, sunny rear garden. There is a single garage and a driveway with space for two cars to the side of the house. The property benefits from uPVC double glazed windows and gas-fired central heating. There is a spacious sitting room and a downstairs cloakroom. The separate dining room, which has patio doors to the garden, is adjacent to the fitted kitchen. Applicants may be interested in the possibility of removing the dividing wall between these areas to create an open plan kitchen/dining/living space. The first floor is also very planned and comprises three doubles and one single bedroom. There is a family bathroom and an en-suite shower room. The garage, which is attached to the house has a courtesy door from the garden and there is a side pedestrian gate from the back to the front of the property. This property has been recently decorated inside and benefits from new carpets. An internal inspection is strongly recommended in order to fully appreciate the high standard 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 4.75m x 3.33m; DINING ROOM 3.35m x 2.74m; KITCHEN 4.52m x 2.54m; FIRST FLOOR LANDING; BEDROOM ONE 4.29m x 9.0m; EN-SUITE SHOWER ROOM; BEDROOM TWO 3.45m x 2.59m; BEDROOM THREE 3.38m x 2.62m; BEDROOM FOUR 3.07m x 1.93m; BATHROOM 2.49m x 1.42m. SINGLE GARAGE.

**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](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

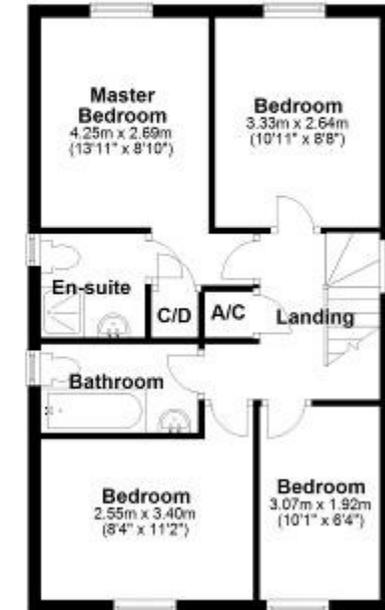
**Ground Floor**

Approx. 65.0 sq. metres (699.9 sq. feet)



**First Floor**

Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 115.1 sq. metres (1239.2 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.











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