

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



49 Heron Road, Saxmundham, Suffolk. IP17 1WR

PRICE

£359,950

A very smart and spacious four bedroom detached house with a garden office/studio and a pretty summer house which could be ideal for home-working. The property is situated in a sought after residential location within walking distance of the town centre, railway station and local schools. The property which has a wide driveway and a single garage, benefits from a pretty rear garden which is laid to lawn with a paved patio and a very pretty south facing summer house. The garage, formerly a tandem, has been converted to provide a useful garden office/studio. The house is centrally heated by gas-fired radiators and benefits from uPVC double glazed windows. There is a down stairs cloakroom and a study; a spacious sitting room that opens to the garden via French windows; a separate dining room and a very smart contemporary kitchen breakfast room which has excellent base level and eye level cabinets, drawers, a five burner gas hob and double electric oven. There is space for a dishwasher and washing machine and a tall fridge/freezer. There are four first floor bedrooms (three double rooms and a single) which are served by a family bathroom and two en-suite shower rooms. An early internal inspection is strongly recommended.

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; STUDY 2.95m X 1.70m; SITTING ROOM 4.78m x 3.66m; DINING ROOM 2.79m x 2.84m; KITCHEN/BREAKFAST ROOM 3.66m X 3.15m; FIRST FLOOR LANDING; BEDROOM ONE 3.61m X 2.87m; EN-SUITE SHOWER ROOM; BEDROOM TWO 3.02m X 2.67m extending to 3.86m; EN-SUITE SHOWER ROOM; BEDROOM THREE 2.97m x 2.34m extending to 2.87m; BEDROOM FOUR 2.72m x 2.18m; BATHROOM 1.96m x 1.90m.

GARDEN OFFICE/STUDIO 4.0m x 2.40m; SINGLE GARAGE; SUMMER HOUSE 2.4m x 2.30m.

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



Total area: approx. 132.3 sq. metres (1424.3 sq. feet)

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

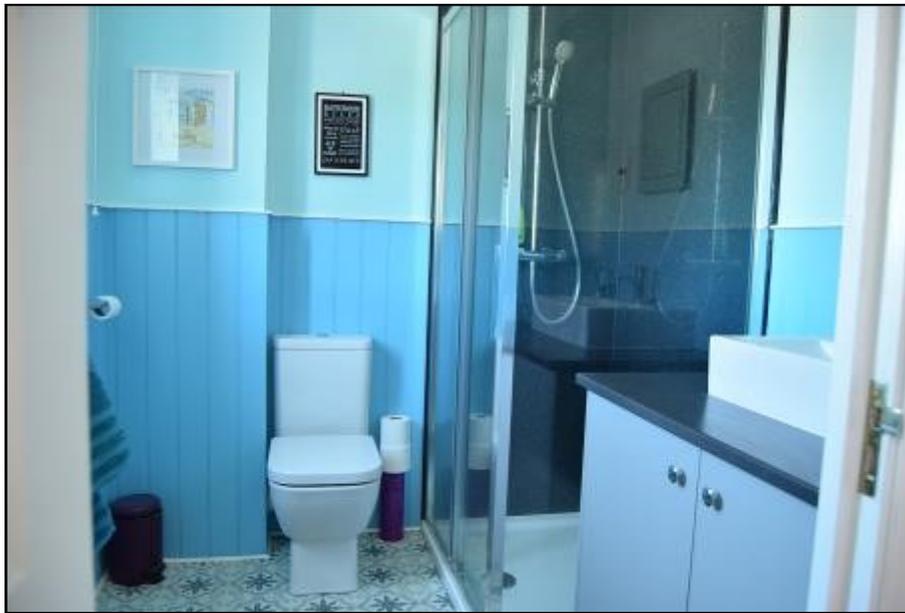
49 Heron Rd, Saxmundham











SOUTHWOLD
T: 01502722065
E: southwold@jennie-jones.com

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

www.jennie-jones.com