

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



20 Fromus Walk, Saxmundham, Suffolk. IP17 1GG

PRICE

£360,000

## 20 Fromus Walk, Saxmundham, Suffolk. IP17 1GG

An elegant three storey attached town house overlooking the park. The property which lies within a short walk of Saxmundham High Street and the railway station, overlooks the park and is ideally located for access to local shops, Waitrose and Tesco supermarkets. There is a very pretty rear garden which has been designed for easy maintenance and a parking space in front of the good sized single garage which is located in block to the rear. The property which was built by Hopkins Homes, is centrally heated by gas-fired radiators and is double glazed. There is an entrance hall and downstairs cloakroom and the ground floor also accommodates a superbly appointed open plan kitchen/dining room. The kitchen units include base level cabinets under laminated work tops, wall mounted units and base level drawers. There is plumbing and space for a washing machine and dishwasher; space for a tall fridge/freezer and an integrated four ring gas hob and electric double oven. The kitchen/ dining room is a perfect entertaining space. It overlooks the park and has a door that leads out to the garden. On the first floor there is an elegant sitting room which faces the park. The sitting room features an attractive fireplace which has a gas coal-effect grate. The sitting room opens through to snug which is presently used as an office. This is an ideal work space and, like the sitting room, it also overlooks the park. Bedrooms two and four are located on the first floor and are served by a very smart family bathroom. Bedroom one and three are located on the top floor, where bedroom one, which benefits from built in wardrobes, is served by its own en-suite shower room. The accommodation is attractively decorated and beautifully presented throughout. The garden, which faces east, benefits from south sun and has a small lawn, paved seating areas and a timber shed. There is a rear pedestrian gate which opens out to the pedestrian access which links with the footpaths that provide a shortcut through the park and into the High Street and Waitrose. An internal inspection is strongly recommended in order to appreciate the high standard and versatility of the accommodation offered within.

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.

### LOCAL AUTHORITY

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

### SERVICES

Mains electricity, drainage and water.

### VIEWING

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

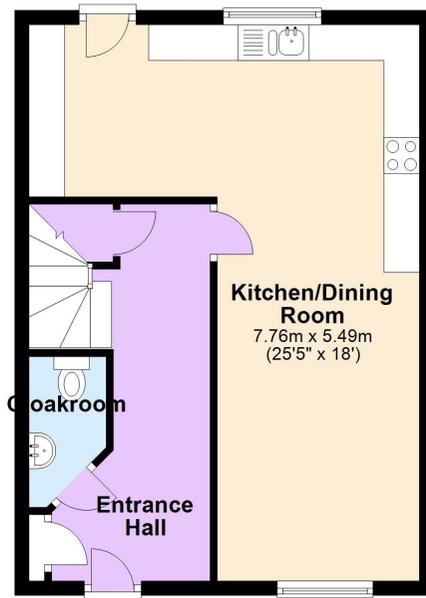
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

### EPC RATING = B

**TENURE** Freehold with an area of flying freehold (snug) and leasehold garage

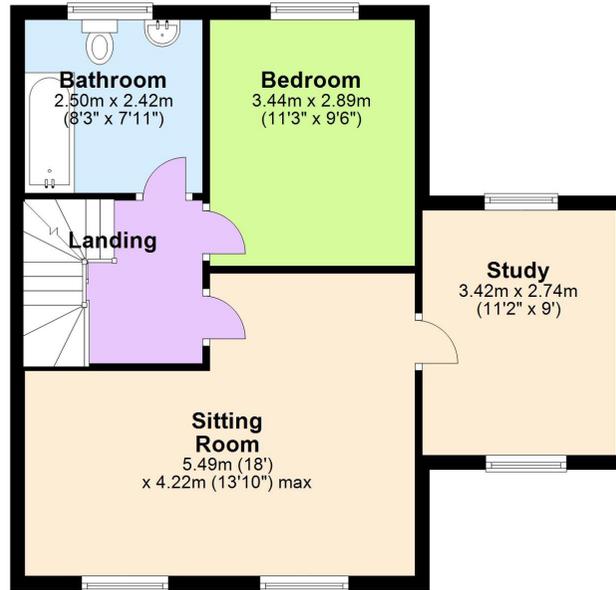
### Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



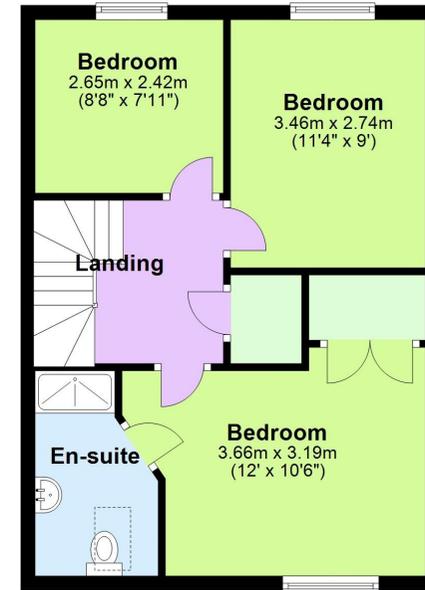
### First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



### Second Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

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

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



The  
Proof  
of the  
Pudding  
is in the  
Eating











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