

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

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SAXMUNDHAM

ESTATE AGENTS



3 West View, Kelsale, Saxmundham, Suffolk. IP17 2NR

PRICE

£380,000

A deceptive four bedroom semi-detached house which is situated in a prominent position in the pretty and sought after Suffolk village of Kelsale about a mile from the well-served market town of Saxmundham. The house, which was extended by a previous owner, benefits from three double bedrooms and a single bedroom which is presently used as an office. The large master bedroom opens out onto a sheltered, south facing balcony which overlooks the garden. The master bedroom also benefits from an en-suite shower room. There is a family bathroom and a very useful down stairs shower room/wet room. The double aspect sitting room has an attractive fireplace with a wood burner. There is a large dining room/play room which opens to a generous sized kitchen/breakfast room. The kitchen/ breakfast room is fitted with oak fronted cabinets and has integrated appliances. French windows open out to the rear garden and sun deck. The accommodation retains many original features, including internal panel doors and an invalid's fireplace in the second bedroom. The windows have been replaced with double glazed units that mimic the style of the originals. The property benefits from gas-fired central heating via radiators. The garden is a notable feature of the property. It faces south and has a lawn, and large timber sun deck with a barbecue area, perfectly designed for outdoor entertaining. There are soft play areas and the garden is screened by established shrubs and ornamental trees. The large driveway, which leads to a single garage/workshop, affords good off street parking and space for a trailer or caravan etc. The property is approached via a pair of five bar gates. An internal inspection is strongly recommended to appreciate the space and versatility of the accommodation offered within.

This part of Suffolk is a haven for artists, writers and musicians. Kelsale is a very pretty village and has a primary school at Carlton together with a pub: the Poacher's Pocket. The village is conveniently located for access to the A12 and the Suffolk Heritage coast. The neighbouring market town of Saxmundham has both a Tesco and a Waitrose supermarket, excellent local shops with restaurants and galleries. There is a High School at Saxmundham and a railway station which provides connecting services to London, Cambridge and Norwich via Ipswich. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other nearby attractions include the Snape Maltings concert hall – home to the Aldeburgh Festival, castles at Orford and Framlingham and golf courses at Aldeburgh, Thorpeness and Hinton. There are woodland and estuary walks at Tunstall Forest and Iken Cliff and nature reserves at RSPB Minsmere, North Warren and Havergate Island, to name just a few.

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Shower Room 2.09m x 1.67m; Sitting Room 5.03m x 3.48m; Dining Room/Play room 4.39m x 3.20m; Kitchen/Breakfast Room 3.33m x 4.78m; First Floor Landing; Bedroom One 4.59m x 4.04m; Sheltered Balcony; En-Suite Shower Room; Bedroom Two 4.55m max. into recess x 2.62m; Bedroom Three 3.17m x 2.84m; Bedroom Four 2.29m x 2.07m; Family Bathroom 2.20m x 1.99m. Garage.

The market town of Saxmundham which lies within a very short drive offers an excellent range of local shops together with a Waitrose and Tesco supermarket. Saxmundham has a railway station which provides direct and connecting services to London, Cambridge and Norwich. The attractions of the Suffolk Heritage Coast include the sea side towns of Aldeburgh and Southwold, Snape Maltings concert hall which is home to the internationally renowned Aldeburgh Festival and the nature reserves at Minsmere, North Warren, Aldringham Fen and Havergate Island. There are excellent local farm shops in the area at Middleton and Yoxford, many excellent pubs and restaurants and art galleries. This part of Suffolk has become a haven for writers, artists and musicians. There are sailing clubs on the rivers Deben, Alde and Orwell and golf courses at nearby Thorpeness and Aldeburgh

LOCAL AUTHORITY

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

SERVICES

Mains water, electricity, gas and drainage.

VIEWING

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

DIRECTIONS From Saxmundham proceed out along North Entrance. Proceed into Kelsale and the property will be found on the right hand side before the turning into West View.

EPC RATING = C

Distance

London	106 Miles
Ipswich	23 Miles
Aldeburgh	9.5 Miles
Saxmundham	1.4 Miles

Schools

Kelsale Primary School
 Carlton Road Kelsale, Saxmundham
 Telephone: 01728 602297

Saxmundham High School
 Seaman Avenue. IP17 1DZ
 Telephone 01728 633910

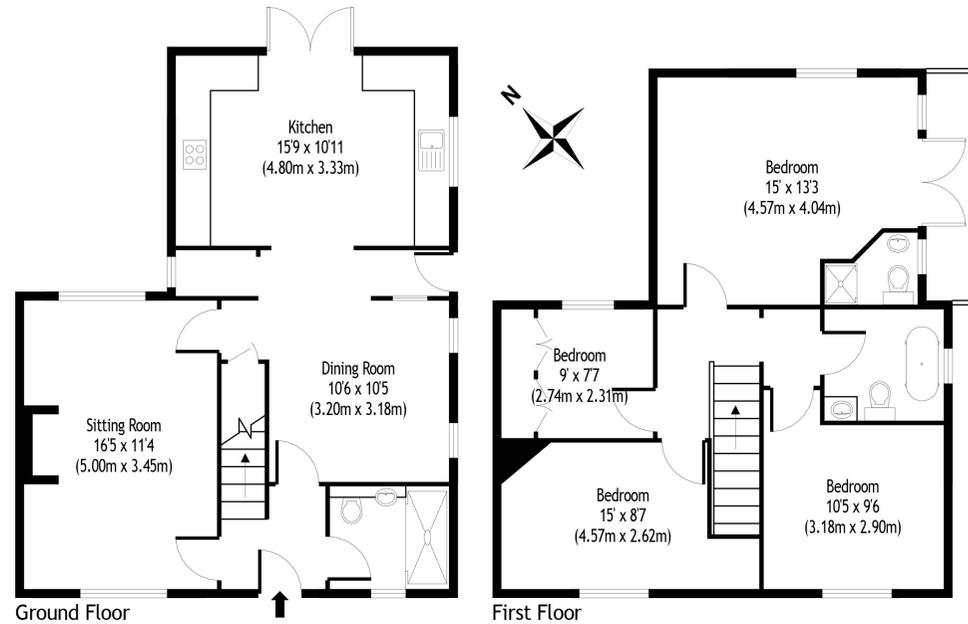
Railway Station Station Approach Saxmundham

Doctors Surgery Lambsale Meadow Saxmundham
 Saxmundham IP17 1DY
 Telephone 01728 602022

Supermarkets Tesco Saxmundham
 Waitrose Saxmundham

Sports Centre Leiston Leisure Centre (pool)
 Red House Lane. IP16 4LS

Nursery Cottage, Kelsale
 Approx. Gross Internal Floor Area - 1232 Sq ft / 114 Sq M



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