

SOUTHWOLD  
&  
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



5 The Glebes, Snape, Saxmundham, Suffolk, IP17 1QF

GUIDE PRICE

£340,000

## 5 The Glebes Snape, Saxmundham, Suffolk. IP17 1QG

A deceptively spacious and well-presented three bedroom semi-detached house which is situated in a popular residential close at the heart of the well-served Suffolk village of Snape. The property lies within walking distance of the village shop/garage; the primary school and the village's three excellent pub/restaurants. It is also ideally located for the internationally renowned Snape Maltings Concert Hall. The house has been carefully modernised and benefits from oil-fired central heating and uPVC double glazing. There is a useful down stairs shower room and a large family bathroom which serves the three well proportioned first floor bedrooms. The double aspect sitting room has a fireplace with a wood burner; the spacious dining room opens through to a large and well-appointed kitchen/breakfast room which is fitted with a good range of base level and eye level cabinets. The kitchen has a fitted four ring electric hob; double oven, a dishwasher and fridge and freezer. The property benefits from a block paved driveway which provides good off street parking to the front, and a large rear garden which is laid to lawn with a wide flagstone patio. There is space in the garden to erect a summer house or garden office (subject to any necessary consents). We strongly recommend an early internal inspection in order to appreciate the space and standard of the accommodation offered within.

This part of Suffolk is a haven for naturalists, artists and musicians. Snape has excellent local pubs and restaurants, a primary school, garage/shop. The world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival, is a popular attraction and there are wonderful estuary walks along the Sailors Path, Iken Cliff and woodland walks at nearby Tunstall Forest. The attractions of Orford and Aldeburgh lie within convenient reach by car and there are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and a Waitrose and Tesco supermarket.

### **SUMMARY OF THE ACCOMMODATION**

Entrance Hall; Shower Room; Dining Room 4.88m x 2.64m; Sitting Room 4.87 x 3.65m;  
Kitchen/Breakfast Room 3.97m x 3.62m; Landing; Bedroom One 4.86m x 3.67m; Bedroom Two 2.98m x 3.91;  
Bedroom 3.64m x 2.09m; Bathroom 3.64m x 1.76m

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

### VIEWING

By appointment with Jennie Jones Estate Agents  
01728 605511  
saxmundham@jennie-jones.com  
www.jennie-jones.com

### LOCAL AUTHORITY

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

### SERVICES

Mains water and electricity and drainage

EPC = E

**Important note: A neighbouring property has been found to have Japanese Knotweed in the garden. The sellers of 5 The Glebes are presently in discussion with the owners of the affected property to implement a plan to eradicate the problem. Further details are available from the sellers.**

**Ground Floor**  
Approx. 58.6 sq. metres (630.5 sq. feet)



**First Floor**  
Approx. 50.9 sq. metres (547.8 sq. feet)



Total area: approx. 109.5 sq. metres (1178.3 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.











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