

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



1 Park End, Saxmundham, Suffolk. IP17 1DW

GUIDE PRICE

£235,000

**An enchanting three bedroom inter-war semi detached house** which is situated in a small residential street just a few minutes walk from the railway station, High Street and Waitrose and Tesco supermarkets. The house has been the subject of a very sympathetic programme of careful modernisation, during which time the owners have taken care to preserve the original feel and architectural style of the 1930s era. There are two reception rooms: the sitting room has a lovely brick open fireplace and overlooks the rear garden. The separate dining room is generously proportioned. There is a smart and well-appointed kitchen and a contemporary shower room on the ground floor. The three first floor bedrooms are notable for their generous size and it may be possible to create an en-suite shower room in the front bedroom, if needed. There are lovely views from the back bedrooms over open countryside. The rear garden is large and laid to lawn with a paved seating area, a vegetable garden, and useful brick and timber sheds. The garden, which faces south, benefits from full sunshine and has a side access to the car port and driveway which will accommodate two large cars. The house, which benefits from uPVC double glazed windows, is heated by recently installed electric radiators. Houses of this type and standard are difficult to find and we therefore recommend an early internal inspection in order to avoid disappointment.

**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; SHOWER ROOM; SITTING ROOM 3.96m X 3.95m; DINING ROOM 3.96m X 2.74m; KITCHEN 2.78m X 2.17m; FIRST FLOOR LANDING; BEDROOM ONE 4.90m x 2.75m; BEDROOM TWO 3.97m x 3.13m; BEDROOM THREE 2.97m x 2.58m.

**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 = G**



**Ground Floor**

Approx. 46.3 sq. metres (498.2 sq. feet)



**First Floor**

Approx. 39.3 sq. metres (423.3 sq. feet)



**Total area: approx. 85.6 sq. metres (921.4 sq. feet)**

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