

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



6 Oak Close, Saxmundham, Suffolk. IP17 1FW

GUIDE PRICE

£500,000

**An elegant four bedroom Georgian Style detached house** which was built by Hopkins Homes in 2018. The property, which is situated in a popular residential area on the eastern edge of the town, lies within walking distance of High Street, Waitrose and Tesco and the railway station. The house occupies a surprisingly large plot which benefits from south sun. The garden is attractively landscaped, laid to lawn with a wide paved sun terrace and well planted with ornamental shrubs and specimen trees. There is also a summer house and pedestrian gates that open out to the driveway. The driveway is extremely long and affords parking for several cars in front of the detached double garage. The accommodation, which is well presented and well planned, is centrally heated by gas fired radiators. The windows to the front elevation are deep double glazed sashes and have fitted blinds. Other windows are double glazed casements. The ground floor comprises a large entrance hall; a cloakroom and a study/snug. The sitting room has an attractive fireplace with a gas coal-effect fire and double doors that open into the dining room. The dining room, which overlooks the garden, opens through to the well-appointed kitchen/breakfast room. There are French windows that open out to the sun terrace. The kitchen is fitted with an excellent range of base level cabinets with matching wall units and a nest of drawers. There is a Rangemaster range cooker, and integrated dishwasher and larder fridge. The utility room has plumbing for a washing machine and space for a tumble dryer. There is a tall fridge/freezer and a casement door to the driveway. The first floor comprises four double bedrooms (bedroom one is particularly spacious) which are served by a family bathroom and two en-suite shower rooms. This property is available with no onward chain and deserves an early internal inspection.

**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 an excellent health centre; a primary school and a High (Free) School plus a new hub: Art Station, which promotes and offers creative spaces in the town centre.

### **SUMMARY OF THE ACCOMMODATION**

Reception Hall; Cloakroom; Study/Snug 3.37m x 2.92m; Sitting Room 4.79m x 4.68m; Dining Room 4.25m x 3.06m; Kitchen/Breakfast Room 5.76m x 3.06m plus recess; Utility Room 2.11m x 1.78m; Landing; Bedroom One 4.67m x 4.05m; En-suite Shower Room; Bedroom Two 4.06m x 3.44m; En-suite Shower Room 2.47m x 1.47m; Bedroom Three 4.30. max into recess x 3.07m; Bedroom Four 3.66m x 3.02m; Bathroom 2.06m x 1.99m; Double Garage 5.99m x 5.75m

**LOCAL AUTHORITY**

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

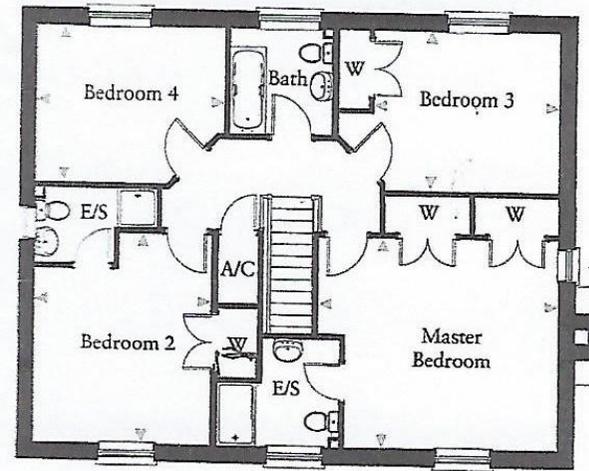
**SERVICES**

Mains electricity, gas, water and drainage.

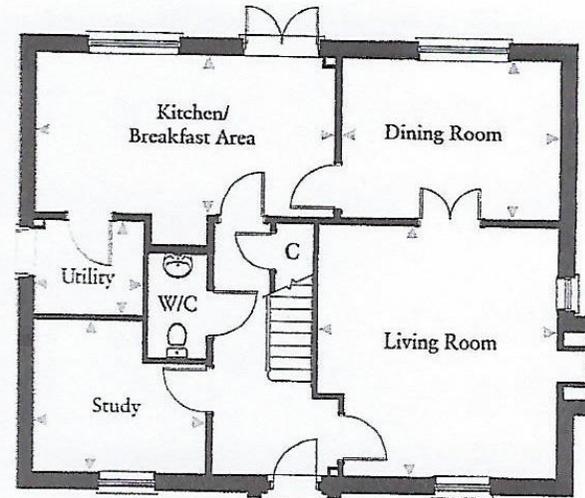
**VIEWING**

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

**EPC RATING = B**



First Floor



Ground Floor

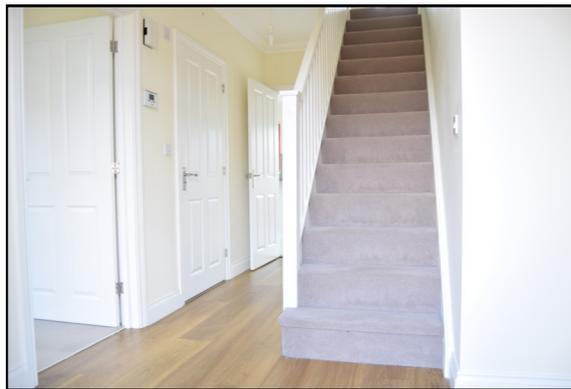
Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office











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