

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



12 Saxonfields, Saxmundham, Suffolk. IP17 1QA

GUIDE PRICE

£365,000

A very pretty two bedroom detached bungalow which is situated in a sought after residential close at the heart of the well-served riverside village of Snape within walking distance of the village garage/shop; three fine pubs/restaurants and the world famous Snape Maltings Concert Hall. The property, which was built at the end of the last century, is available for sale with no onward chain and deserves an early internal inspection. The accommodation is well presented throughout and benefits from oil-fired central heating and double glazed windows. There is an open fireplace in the large sitting room. The sitting room opens through to a very spacious conservatory from which there is a courtesy door into the garage and French windows that open out to the rear garden. The kitchen has been refitted with smart units and high quality work tops. The base level cupboards and drawers are matched by wall mounted units and there is an integrated dishwasher; an electric hob with a cooker hood, an oven and space for a fridge/freezer. There is a very smart bathroom which serves the two bedrooms, one of which benefits from fitted wardrobes. For buyers interested in creating extra accommodation, the integral garage may offer potential for conversion to additional bedroom space (subject to consents). The garden is very pretty and faces west whilst benefitting from south sun. The garden is laid to lawn with a patio area and established borders. The front garden is also very attractive and planted with hedges and ornamental trees. The long driveway is accessed via a five bar gate.

This part of Suffolk is a haven for artists, writers 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 RSPB Minsmere. 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; Sitting Room 5.55m x 3.48m; Conservatory 4.30m x 3.21m; Kitchen/Breakfast Room 3.71m x 2.46m; Bedroom One 3.02m x 2.95m; Bedroom Two 2.97m x 2.67m; Bathroom; Integral Single Garage.

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.

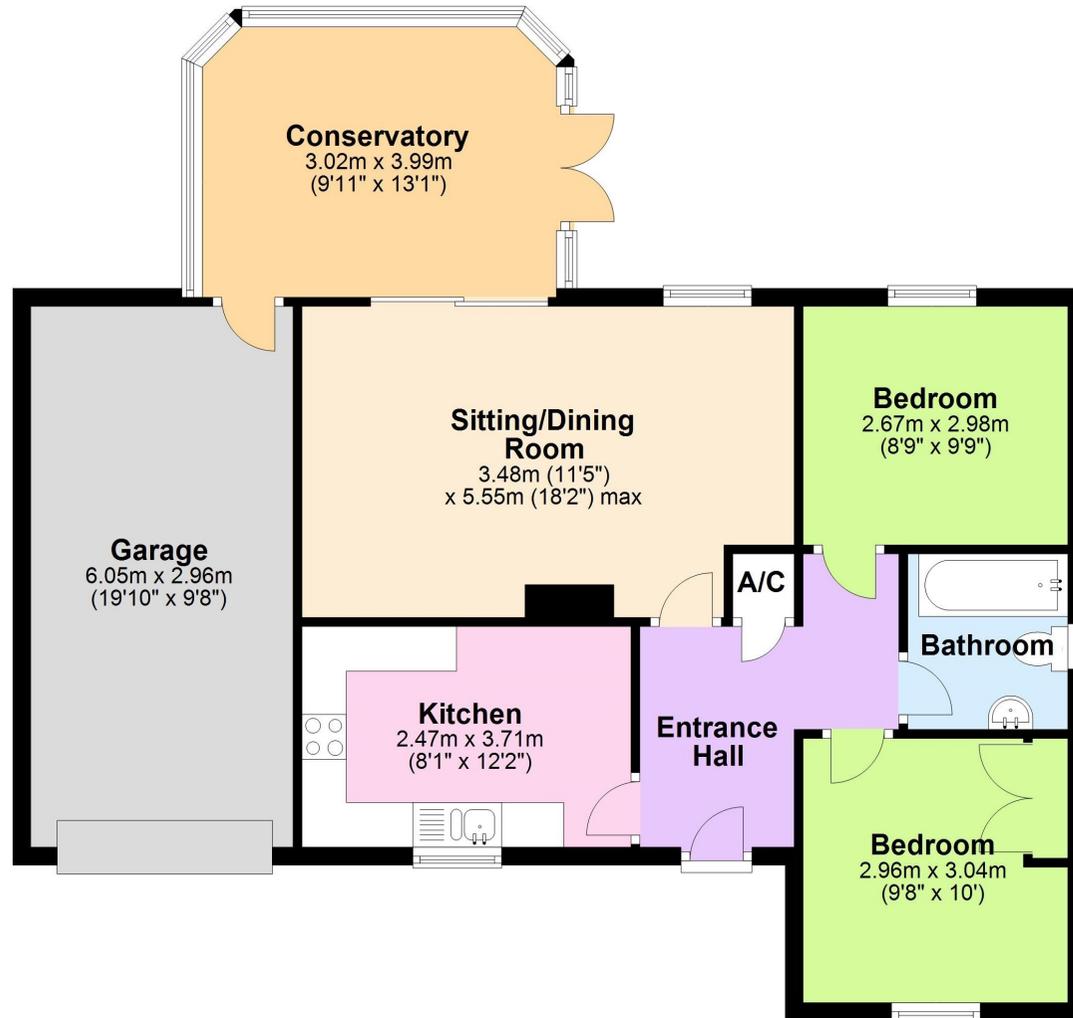
VIEWING

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

EPC RATING = D

Ground Floor

Approx. 88.1 sq. metres (948.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.8 sq. feet)

Mortimer EPC
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











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