

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



2 Ashford Close, Saxmundham, IP17 1WB

GUIDE PRICE

£465,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; LOUNGE; STUDY; FAMILY ROOM/PLAYROOM; KITCHEN/DINING ROOM;
GARDEN ROOM; LANDING; FOUR BEDROOMS (TWO WITH EN SUITE); FAMILY BATHROOM;
GARDENS; DOUBLE GARAGE AND PARKING.**

THE PROPERTY

This excellent detached family home has notably spacious accommodation and has been maintained in excellent contemporary decorative order by the current owners. Situated on the popular and sought after Brook Farm development a few minutes walk from the town centre of Saxmundham. The property has light and airy accommodation over two floors and would make the perfect family home—to appreciate the property earliest viewing is strongly recommended.

Enter via the front door into a spacious entrance hall with timber laminate floor, stairs to first floor and cloakroom off. The large lounge is an excellent main living room and is dual aspect with a fireplace with living flame coal effect gas fire. The kitchen dining room is perfect for family dining and entertainment and has an extensive range of floor, drawer and wall units with worksurface having sink with single drainer inset. 5 ring gas hob with filter, eye level double oven, built in dishwasher, water softener and plumbing for a washing machine. Off the kitchen is the garden room which offers space for sitting and has patio doors on to the rear garden. Also on the ground floor are a study and family/play room which could be used as a formal dining room if required. On the first floor the landing has an airing cupboard and gives access to all bedrooms. The spacious master has a full range of built in wardrobes, a dressing room off with further wardrobe cupboards and an en suite shower room. Bedroom 2 is a double with wardrobe cupboards and also has an ensuite and bedrooms 3 and 4 are both capable of taking double beds, also on the first floor is a family bathroom. Outside the front garden is laid to lawn with shrubs and surrounding hedge and the secure rear garden is surrounded by brick walling and is laid to lawn with shrub borders and patio and decking for sitting out. At the bottom of the rear garden is the separate brick built double garage with power connected and twin double doors which lead to a parking area in front.

LOCATION

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY

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

SERVICES: Mains gas, water, electricity
and drainage are available to the
property. Central is provided by a gas
fired boiler located in the kitchen with
radiators throughout the property

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

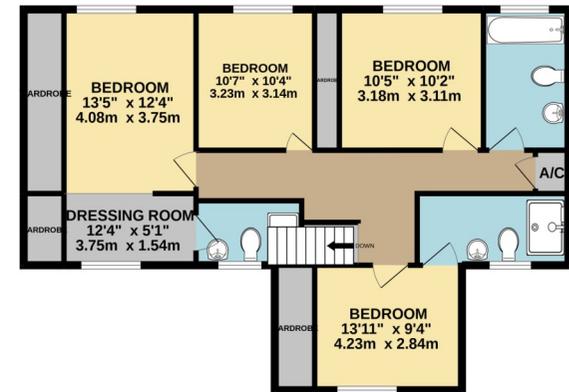
email: saxmundham@jennie-jones.com

EPC RATING = D

GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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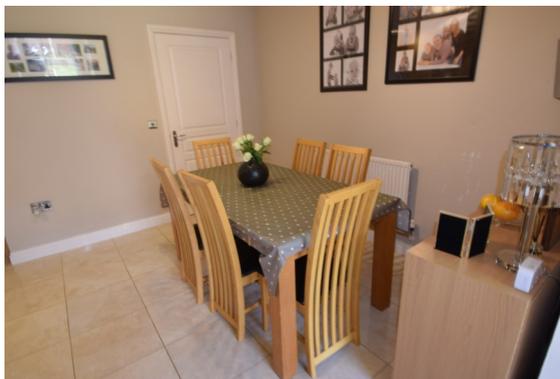
Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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