

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



Holly Hedge,, Aldeburgh Road, Friston IP17 1NP

**Guide Price**

**£595,000**

**ENTRANCE HALL; LOUNGE; CONSERVATORY; STUDY; FAMILY KITCHEN/DINING ROOM;  
UTILITY; GROUND FLOOR CLOAKROOM; LANDING; MASTER BEDROOM WITH EN SUITE;  
THREE FURTHER BEDROOMS; FAMILY BATHROOM; GARDENS; PARKING;  
DOUBLE GARAGE/WORKSHOP WITH ANNEX POTENTIAL (STP)**

**THE PROPERTY:** Built in 2002 by the current owners and having been maintained in excellent order Holly Hedge is an attractive detached family residence well located in the village centre of Friston. The property offers spacious well laid out accommodation over two floors and would seemingly make the perfect family home. The porch leading to the front door has attractive pargetting work and the spacious entrance hall has stairs to the first floor with understair cupboard and gives access to the study and a good sized lounge which has a brick built fireplace extending to display shelves and housing a multi fuel stove. Off the Lounge is the conservatory which is fully double glazed and has double doors to outside. Off the other side of the hall is the family kitchen dining room which has a good range of fitted units with naturally timbered worksurface having deep glazed china sink inset and a Rangemaster cooker with cooker hood over, built in fridge and dishwasher. Off the kitchen diner is a utility room with cupboards, water softener, worksurface and a sink, and a lobby with ground floor cloakroom off. On the first floor the light and spacious master bedrooms has fitted wardrobes and eaves storage and there is an en suite shower room. There are three further bedrooms on the first floor along with a family bathroom. Outside the majority of the attractive gardens lie to the rear of the property and are laid to lawn, patio and border. Timber garden shed and separate work storage unit. There is substantial off road parking at the front of the property and a substantial double garage/workshop which has the potential to provide extra accommodation (STP) as it is insulated, has a bathroom and a staircase up to a large room over the garage.

Applicants should be aware of proposals from Scottish Power for a new sub station installation to the north of Friston. (Not visible from this property)

**LOCATION:** Friston has a large village green, an active village hall and a pub "The Chequers". The village lies conveniently between Aldeburgh and the market town of Saxmundham with easy access to the neighbouring village of Snape, famous for its world class Maltings Concert Hall, home to the Aldeburgh Festival. Saxmundham, which has a Wednesday market and Waitrose and Tesco supermarkets, also benefits from a good range of shops. Its railway station provides connecting services to London. The seaside town of Aldeburgh has an excellent range of local shops with art galleries and fine restaurants. There are golf courses at Aldeburgh, Thorpeness and Halesworth with sailing on the rivers Deben and Alde/Ore. Nature reserves in the area include RSPB Minsmere, Havergate Island, Snape Warren and North Warren. The village sits on the edge of the popular Sandlings Walk which is a walk through the Suffolk Coast and Heaths Area of Outstanding Natural Beauty from Southwold to Ipswich.

**LOCAL AUTHORITY**  
 Suffolk Coastal District Council Offices,  
 East Suffolk House, Station Road, Melton,  
 Woodbridge, Suffolk. IP12 1RT.  
 Telephone (01394) 383789.

**COUNCIL TAX BAND: E**

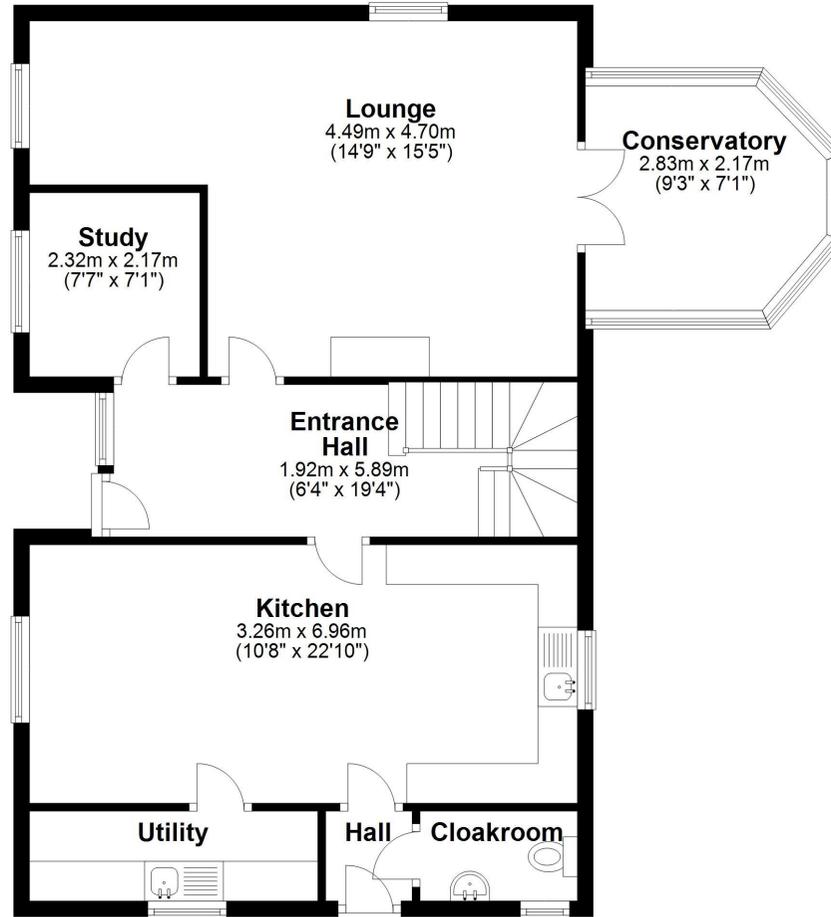
**SERVICES**  
 Electricity, drainage and water are  
 connected to the property. Central  
 heating is from an oil fired boiler located  
 in the utility room with radiators throughout  
 the property.

**EPC RATING = C**

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

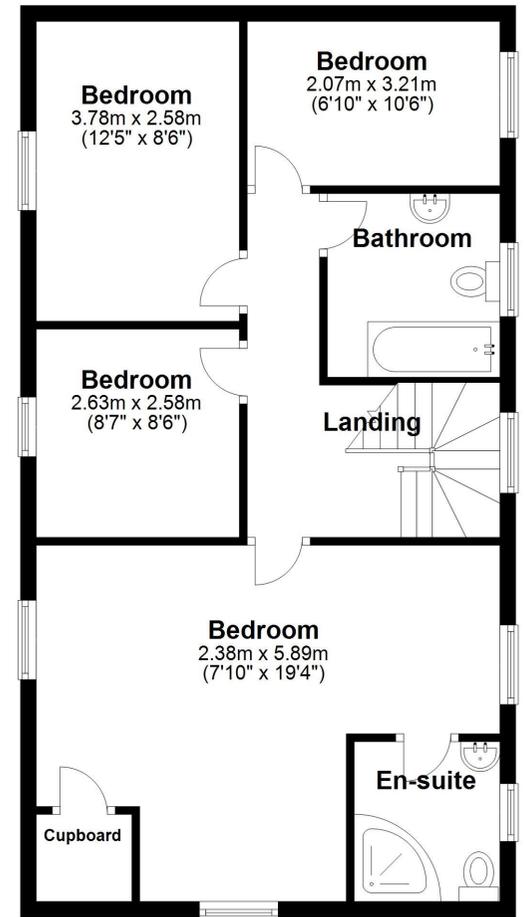
**Ground Floor**

Approx. 83.2 sq. metres (895.0 sq. feet)



**First Floor**

Approx. 65.4 sq. metres (703.7 sq. feet)



Total area: approx. 148.5 sq. metres (1598.8 sq. feet)

**Holly hedge, Saxmundham**

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.









