

SOUTHWOLD
&
SAXMUNDHAM

EST. J 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



14 Orwell Avenue, Saxmundham, IP17 1XY

GUIDE PRICE

£375,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM AND DINING ROOM; KITCHEN/BREAKFAST ROOM;
FIRST FLOOR LANDING; MASTER BEDROOM WITH EN SUITE SHOWER ROOM;
TWO FURTHER BEDROOMS; SPACIOUS FAMILY BATHROOM;
GARDENS; OFF ROAD PARKING; GARAGE**

THE PROPERTY

Enjoying a quiet end of cul de sac location this detached family house was built in 1998 and has only had one owner. The property, which benefits from gas fired central heating and double glazed windows, offers accommodation over two floors and is well located for access to the market town of Saxmundham. Seemingly ideal as a family home earliest viewing of this excellent property is strongly recommended.

The entrance hall has stairs to the first floor with understair cupboard and a cloakroom off with close couple WC and wash hand basin. The sitting room has a display fireplace and window recess and a wide opening leads to the dining room which has sliding patio doors to the rear garden. The kitchen breakfast room has a range of fitted white fronted units with fitted work surface. White one and a half bowl sink with mixer tap. Four ring electric hob and built in oven. Part glazed door to side access. The first floor landing has an airing cupboard with pre lagged hot water cylinder. The master bedroom has built in wardrobe cupboards and an en suite shower room with three piece suite. There are two further bedrooms, a double and a single, and a good sized family bathroom with a three piece suite. Outside the property has gardens to front and rear and at the side is off road parking for several vehicles and which leads to a separate single garage with power connected.

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

COUNCIL TAX BAND = D

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

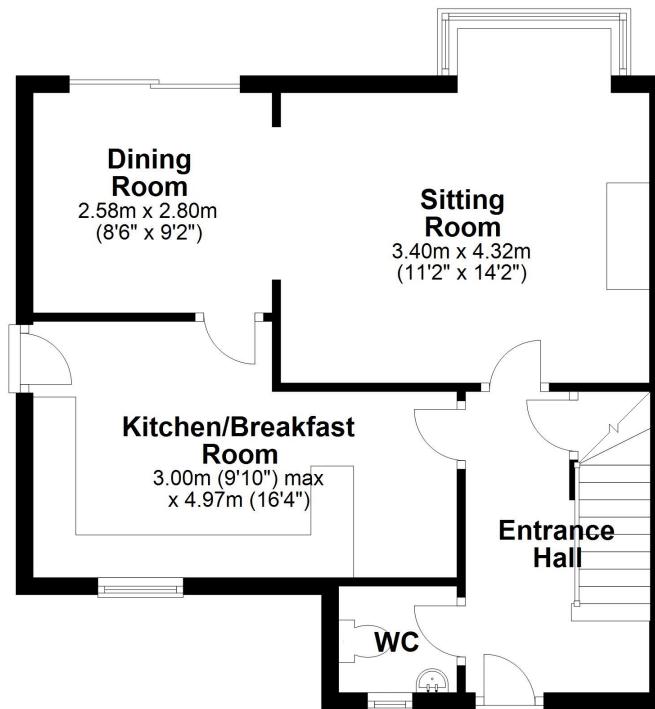
VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM OFFICE(01728) 605511

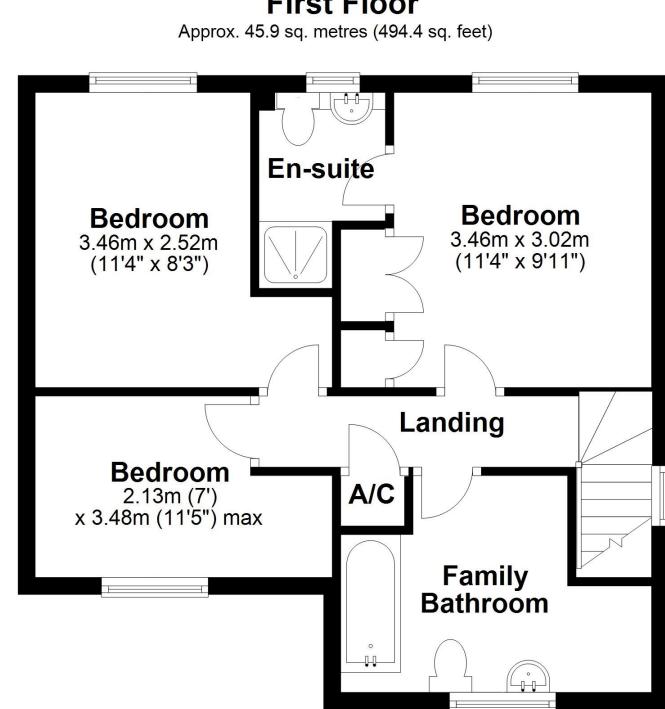
email: saxmundham@jennie-jones.com

EPC RATING = D**Ground Floor**

Approx. 46.6 sq. metres (501.6 sq. feet)

**First Floor**

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

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.











SAXMUNDHAM
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