

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Sibton, Saxmundham, Suffolk

GUIDE PRICE

£695,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN/BREAKFAST ROOM: UTILITY; 2 GROUND FLOOR CLOAKROOMS; GROUND FLOOR BEDROOM WITH EN SUITE AND DRESSING ROOM; FIRST FLOOR LANDING; THREE FIRST FLOOR BEDROOMS; BATHROOM; ATTRACTIVE GARDENS; PARKING AND DOUBLE GARAGE.

THE PROPERTY This excellent detached residence was built in 2017 and has been extended and maintained to the highest standard by the current owners. Offering spacious light and airy accommodation over two floors the property has a high level of insulation, and heating is provided by an air source heat pump with zoned underfloor heating on the ground floor and radiators on the first floor. Being in attractive decorative order the ground floor has contemporary floor tiling throughout - the property would make a wonderful family home and earliest viewing is recommended.

The spacious entrance hall gives access to all rooms, the extended sitting room makes an excellent main reception room with triple aspect, double doors to the rear garden, a brick fireplace housing log burner (back to back with the dining room) and fitted cupboards. Next door is the dining room with it's own brick fireplace with the aforementioned log burner. The good sized kitchen breakfast room has an extensive range of fitted cupboards with working surface having china one and a half bowl sink with drainer inset. Rangemaster cooking range with cooker hood, built in fridge freezer and built in dishwahser. Off the kitchen breakfast room is a utility room with cupboard, worksurface with sink inset, plumbing for washing machine, tumble drier space and door to rear garden . The ground floor bedroom is a good sized double and has an en suite shower room and separate dressing room, also on the ground floor are two cloakrooms, one off the entrance hall and one off the utility. The first floor landing gives access to three further bedrooms, all doubles and there is a bathroom with a three piece suite in white. Outside there is hard standing for three vehicles which leads to the spacious double garage. The front garden is laid to lawn with hedging and shrubs and behind the property is a paved patio with trellis, ideal for sitting out and the pretty well kept (and dog proof) gardens extend beyond the patio and around the side of the property and are laid to lawn interspersed with shrub and flower borders. There are two garden sheds and a pretty separate summerhouse with seating area to the side.

LOCATION: Situated away from the road at the back of a small select development the property is situated just outside the sought after village of Peasenhall's whose High Street has an excellent village shop, Emmetts the renowned delicatessen, an award winning Butchers and a tea shop. The village hall is frequently used for various events such as film nights and Sibton has the White Horse public house which offers an extensive menu. Waitrose and Tesco supermarkets can be found at the market town of Saxmundham which also has a railway station which offers a service via Ipswich to London Liverpool Street in about 2 hours. Attractions of the East Suffolk Heritage Coast are all within driving distance and include the RSPB sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh (the latter being home to the internationally famous music festival).

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = E

SERVICES:

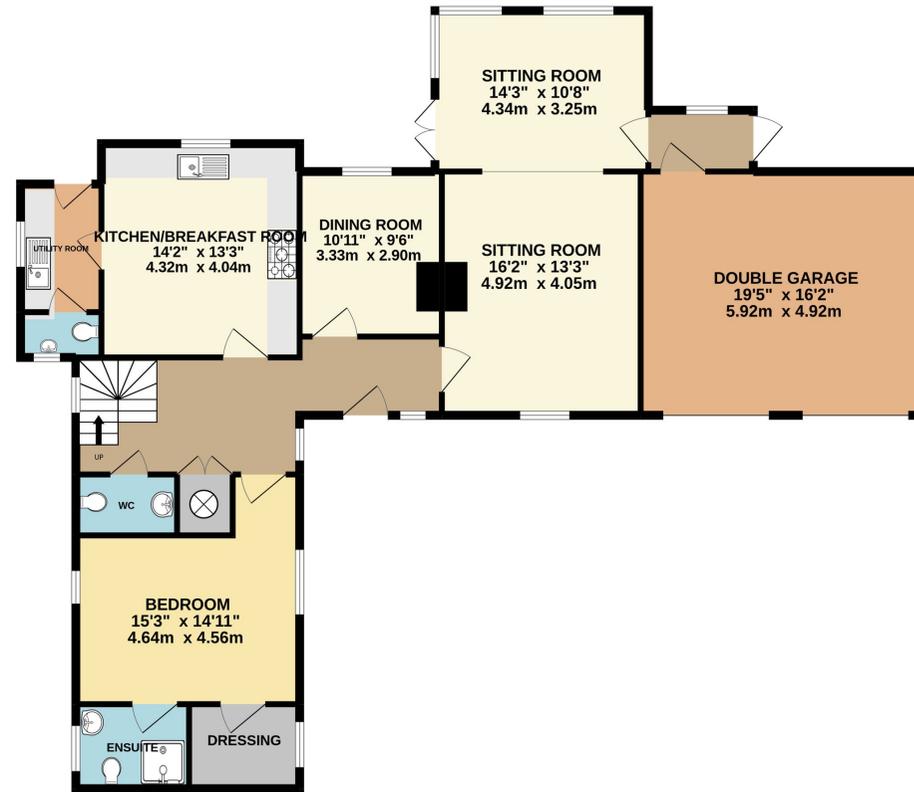
Mains electricity, drainage and water are available to the property. Central heating is provided by an air source heat pump with zoned underfloor heating on the ground floor and radiators on the first floor.

VIEWING

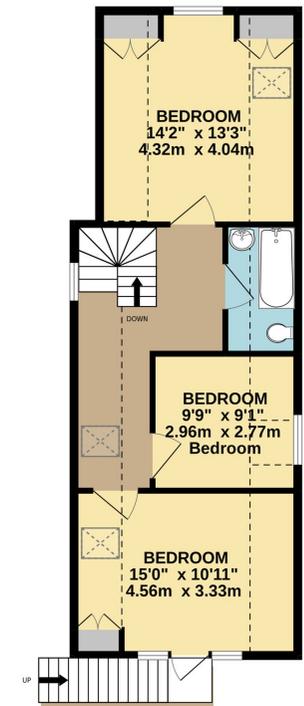
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = B

GROUND FLOOR
1526 sq.ft. (142.0 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 2176 sq.ft. (202.1 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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