

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



South Entrance, Saxmundham, Suffolk IP17 1DG

GUIDE PRICE

£525,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; DRAWING ROOM; BREAKFAST ROOM; CELLAR; SITTING/DINING ROOM; FITTED KITCHEN;
GROUND FLOOR SHOWER ROOM; GROUND FLOOR STUDY/BEDROOM 4; LANDING; THREE BEDROOMS;
BATHROOM; WALLED GARDENS; OFF ROAD PARKING.**

THE PROPERTY This handsome double fronted period house is located at the southern side of the popular and sought after market town of Saxmundham. The property has undergone much sympathetic updating and has been extended by the current owners and is presented in immaculate decorative order. The property benefits from gas fired central heating (underfloor heating at the rear of the ground floor) and offers light and airy family accommodation over two floors and thus earliest viewing is strongly recommended.

The front door gives access to the entrance lobby which leads into the drawing room which has an ornate fire place with tiled inset, stripped surround and mantelpiece, ornate coving, dado rail, fitted shelves and stairs to the first floor - this room opens out into the breakfast room which has a bow window to the rear and which gives access to the cellar. The sitting/dining room is another good sized reception room with fireplace, mantelpiece and hearth, ornate cornicing, dado rail fitted shelving and shelved display alcove. The kitchen is fitted with contemporary units with fitted worksurface having stainless steel sink inset. Split level cooker with four ring ceramic hob with cooker hood over and separate Neff oven. Fitted dresser. Behind is a lobby with door to outside and which gives access to the ground floor shower room with glazed shower cubicle, pedestal wash basin and close coupled WC (there is also plumbing and space for a washing machine), and the ground floor bedroom/study. The first floor landing gives separate access to all rooms, there being three bedrooms (two doubles and a twin) and bathroom with panelled bath, over bath shower and shower screen, pedestal washbasin and close coupled WC. Beside the property a drive gives access to shingled off road parking behind with room for several vehicles. Behind this lies the established walled garden which is laid to walkways, seating area and borders with shrubs and fruit trees. Timber garden shed.

LOCATION: Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich.

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

VIEWING

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

EPC RATING = TBC

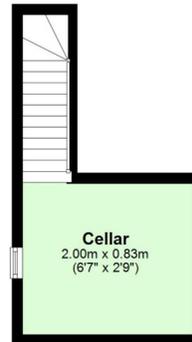
Ground Floor

Approx. 73.7 sq. metres (792.8 sq. feet)



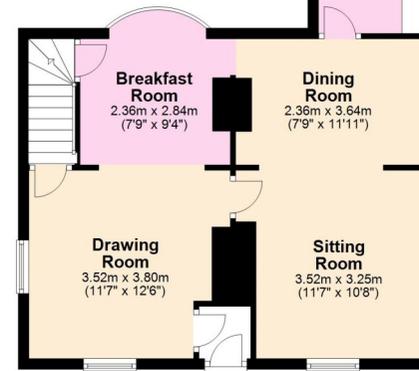
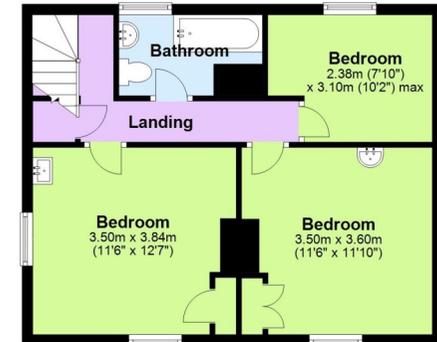
Basement

Approx. 11.7 sq. metres (126.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (486.0 sq. feet)



Total area: approx. 130.5 sq. metres (1405.2 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.









