

EST. 1993

JENNIE JONES

ESTATE AGENTS



School Road, Blaxhall, Suffolk IP12 2DP

Guide Price

£425,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; SNUG/ BED 3; KITCHEN/DINING ROOM; CLOAKROOM/UTILITY;
FIRST FLOOR LANDING; TWO DOUBLE BEDROOMS; SHOWER ROOM; GARDENS;
GARDEN OFFICE/STUDIO; OFF ROAD PARKING**

THE PROPERTY Enjoying an attractive central village location a short walk from the pub this wonderful end of terrace cottage has undergone a total and meticulous programme of refurbishment and is now presented in stunning contemporary decorative order. Great attention has been paid to retaining the detail and character of the property which now benefits from zoned underfloor heating throughout and sealed unit double glazing. Currently occupied as a full time residence the cottage would suit well as such but is also worthy of consideration as a comfortable and secure holiday home and earliest viewing of this excellent property is strongly recommended.

The front door leads to the entrance hall which has a brick floor, coat hooks and storage cupboard. The sitting room has a brick built fireplace which houses a log burner and leads to the 'Snug' which would work well as a home office or extra sleeping accommodation if required. The beautifully appointed kitchen/dining room has a good range of fitted floor drawer and wall units with natural timber worksurface with deep glazed china sink inset and there is an induction hob with filter over, twin ovens (one working as a microwave), a built in dishwasher and fridge freezer and there is a tiled floor and double doors to outside. Also on the ground floor is a useful utility/cloakroom with fitted units and worksurface, plumbing for washing machine, understair cupboard, washbasin and WC. On the first floor is a landing with built in cupboard and space for bookshelves and there are two good first floor double bedrooms, both with built in wardrobes. There is also a shower room with glazed shower cubicle, washbasin and WC. Outside there is off road parking at the side of the property and a patio with raised seating area. The charming rear garden is laid to lawn with raised borders and a further patio for sitting out. At the bottom of the garden is a studio/workshop which has power, insulation, double glazing and Wi Fi - this has been used as a gym and would seemingly have the potential to be a working from home office, studio, workshop or as additional sleeping accommodation.

VILLAGE AND LOCATION: This part of Suffolk is a haven for artists, writers and musicians and Blaxhall is a pretty rural village with a public house well located for the 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. The market town of Saxmundham is about 5 miles away and 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) via Ipswich.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: B

SERVICES

Electricity, drainage and water
are connected to the property.
Central heating is provided by an
external oil fired boiler with
zoned underfloor heating
throughout the property

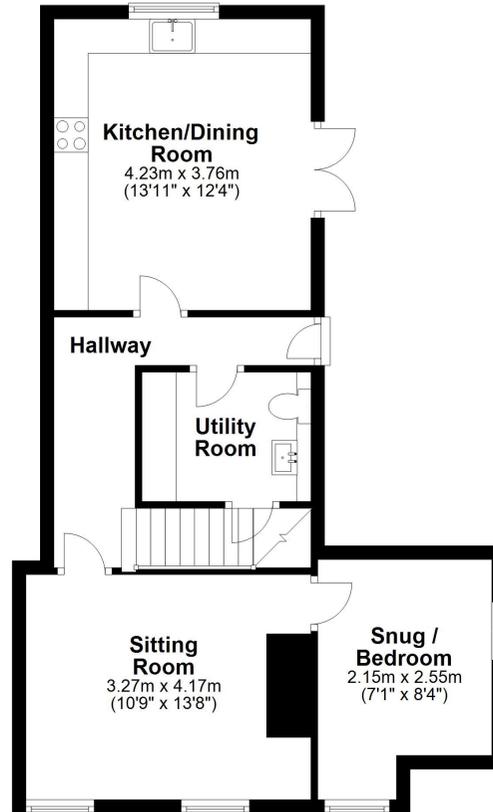
EPC RATING = D

VIEWING

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

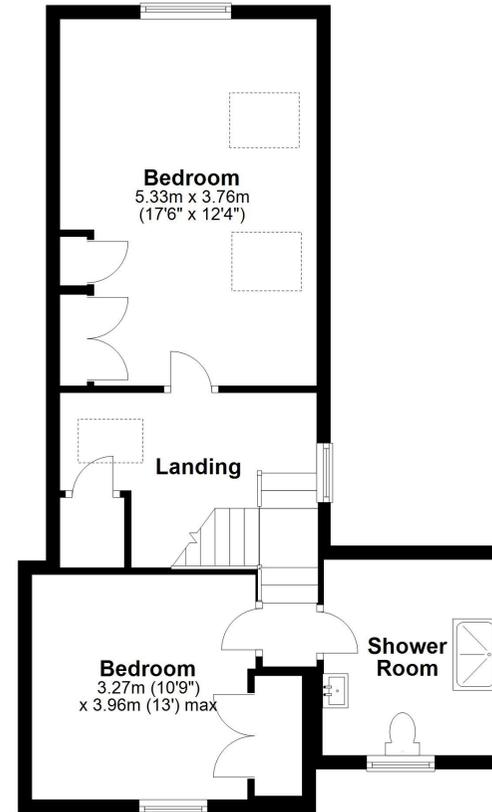
Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



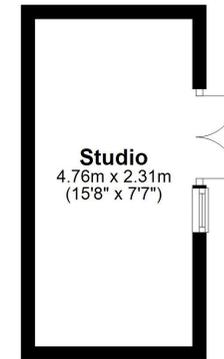
First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Outbuilding

Approx. 11.0 sq. metres (118.5 sq. feet)



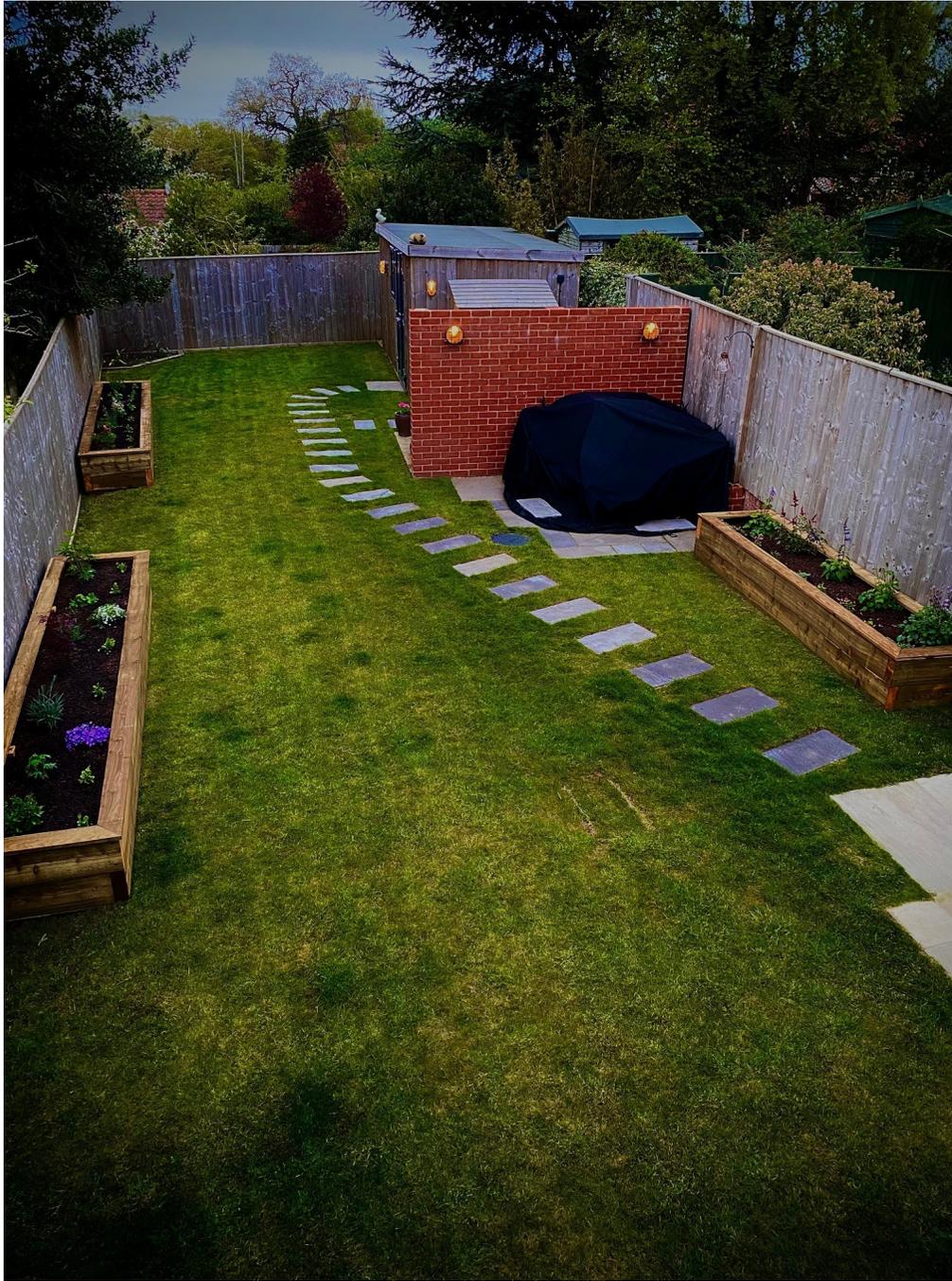
Total area: approx. 113.9 sq. metres (1225.6 sq. feet)

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.











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