

EST. J 1993

JENNIE JONES

ESTATE AGENTS



Pryor Close, Snape, Saxmundham, Suffolk IP17 1RA

GUIDE PRICE

£555,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; LIVING ROOM; DINING ROOM; FAMILY KITCHEN/BREAKFAST ROOM;
UTILITY ROOM; FIRST FLOOR LANDING; MASTER BEDROOM WITH ENSUITE SHOWER ROOM;
THREE FURTHER BEDROOMS; FAMILY BATHROOM; GARDENS; GARAGE AND PARKING.**

THE PROPERTY: Located in the sought after village of Snape this detached family home was built by developers Hopkins and Moore in 2013. The property has been maintained in excellent order by the current owners and offers light and spacious accommodation over two floors. Situated in a cul de sac the property benefits from oil fired central heating and sealed unit double glazing throughout giving it an excellent B energy efficiency rating and to appreciate this excellent and comfortable property earliest viewing is strongly recommended.

The spacious entrance hall has a cloak cupboard and cloakroom off with WC and washbasin. The large sitting room has a brick fireplace with pamment hearth, timber mantel and houses a logburner, there are double doors to the rear garden. The dining room is used as a snug/second sitting room by the current owners as there is ample space for eating in the kitchen/breakfast room which has an extensive range of fitted cupboards and drawers with worksurface and China one and a half bowl sink inset. There are a range of fitted appliances which include a four ring hob with cooker hood over, double oven, built in dishwasher and built in fridge freezer, there is also a deep understair cupboard. The utility room has further fitted units and worksurface with stainless steel sink inset, a floor mounted oil fired boiler and plumbing for a washing machine. On the first floor is a good sized landing and the master bedroom has built in wardrobe cupboards and an en-suite with tiled shower cubicle, WC and washbasin. There are three further bedrooms, all with built in wardrobes and a family bathroom which has a panelled bath with overbath shower and shower screen, WC and washbasin. Outside, at the side of the property is private off road parking which leads to the garage which has light and power connected. Behind the property is a pretty rear garden laid to lawn with shrub borders and interspersed with shingled areas and patios, ideal for sitting out.

LOCATION: The well known village of Snape has three public houses and the Maltings complex which is home to the internationally renowned Aldeburgh Festival, in addition has a mix of bespoke shops and there are many wonderful estuary walks along the Sailors Path, Iken Cliff and woodland walks at nearby Tunstall Forest. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

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LOCAL AUTHORITY

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

COUNCIL TAX BAND: = D**SERVICES:**

Mains electricity, drainage and water are available to the property. Central heating is provided by an oil fired boiler located in the utility room with radiators throughout the property.

VIEWING

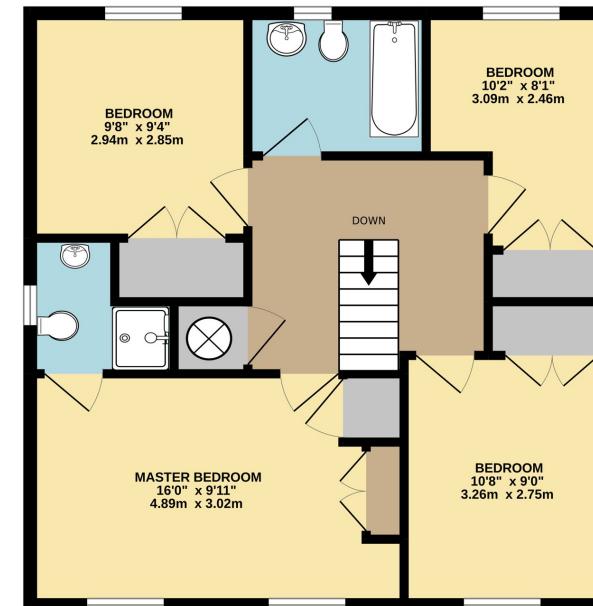
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = B

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.1 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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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.











T: 01728 605511

www.jennie-jones.com

E: saxmundham@jennie-jones.com