

EST.  1993

JENNIE JONES

ESTATE AGENTS



South Entrance, Saxmundham, Suffolk IP17 1DG

GUIDE PRICE

£595,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN/BREAKFAST ROOM; CELLAR;
GROUND FLOOR CLOAKROOM/UTILITY; BOOT ROOM; LANDING; THREE DOUBLE BEDROOMS; BATHROOM;
WALLED GARDENS; SEPARATE ANNEXE WITH EN SUITE SHOWER ROOM; OFF ROAD PARKING.**

THE PROPERTY This attractive double bay fronted period house is located at the southern side of the popular and sought after market town of Saxmundham. The property is presented in beautiful contemporary decorative order and retains many features of character such as stripped floors and doors, offering light and spacious family accommodation over two floors and benefitting from gas fired central heating to appreciate this excellent property earliest viewing is strongly recommended.

The front door gives access to the entrance hall with stairs to the first floor and access to the useful cellar. There are two large reception rooms either side of the hall, on the left as you enter the property is the sitting room with stripped floor, fireplace with surround and mantelpiece housing log burner with shelving to the side and on the right is the dining room with stripped floor, ornate fireplace. The well appointed kitchen runs along the back of the house with windows on to the back garden and having a good range of fitted units with working surfaces and stainless steel sink inset. Cooking range with gas hob and cooker hood over. Built in dishwasher. Breakfast Bar. Shelved pantry cupboard and cupboard housing gas fired boiler. Access to cloakroom/utility with WC, washbasin and plumbing for washing machine. Also on the ground floor is a useful boot room with original fireplace, bread oven and washpot. On the first floor the landing is divided into two with a dressing area accessed from both principal bedrooms. The two main bedrooms are spacious doubles with an original fireplace in the main bedroom and there is a third bedroom which is also a double. There are delightful views from the rear bedrooms. The spacious bathroom has a freestanding bath, washbasin, WC, bidet and walk in shower. Outside at the front of the property is shingled off road parking and behind the delightful secluded rear garden is laid to lawn and interspersed with shrub and flower borders and areas ideal for sitting out. There is a separate self contained heated annex with good sized main living room with en suite shower room and which has the potential to be extra accommodation, a work from home office or air BnB.

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.

217
140.0 sq.m.) approx.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = E

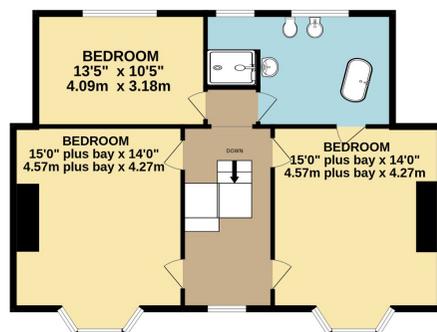
SERVICES:

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

VIEWING

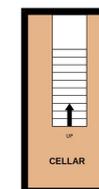
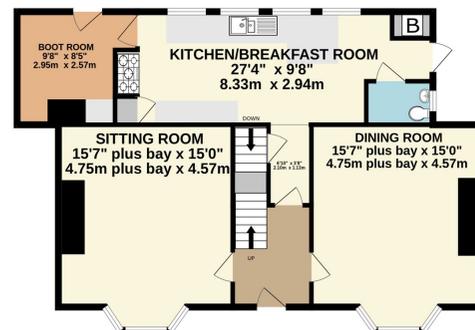
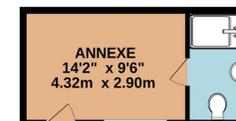
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = E



GROUND FLOOR
1090 sq.ft. (100.7 sq.m.) approx.

1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 2080 sq.ft. (193.2 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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