

EST.  1993

JENNIE JONES

ESTATE AGENTS



TENNYSON ROAD, SAXMUNDHAM IP17 1WU

GUIDE PRICE

£400,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; STUDY; CLOAKROOM; LIVING ROOM; KITCHEN/BREAKFAST ROOM; DINING ROOM; CONSERVATORY; LANDING; FOUR BEDROOMS (TWO WITH EN SUITE); FAMILY BATHROOM; GARDENS; GARAGE AND PARKING.

THE PROPERTY

This detached family home is located towards the end of a no through road and has been maintained in good decorative order by the current owners. Situated on the popular and sought after Brook Farm development the property has light and airy accommodation over two floors and would make the perfect family home - benefitting from gas fired central heating and sealed unit double glazing earliest viewing is strongly recommended.

Enter via the front door into an entrance hall which has stairs to first floor with understair cupboard and access to the cloakroom and study. The spacious living room has a display fireplace and double doors to both the dining room and the large conservatory which has a tiled floor, double doors to the garden and an access door to the garage. The well appointed kitchen/breakfast room has a good range of fitted kitchen units with fitted worksurface having 1½ bowl sink with single drainer inset. 4 ring gas hob with cooker hood over and double oven under, built in dishwasher, washing machine and free standing fridge freezer. On the first floor the landing has an airing cupboard with hot water cylinder and both the master bedroom and bedroom 2 have en-suite shower rooms with three piece suites. There are two further bedrooms and a family bathroom with panelled bath, wash basin and WC. Outside at the front of the property a private driveway provides off road parking and leads to the double length 'tandem' garage which has a remote door. The pretty and sunny south facing garden has a paved patio area, ideal for sitting out and the raised garden is laid to shrubs and well stocked borders. Garden shed and trelliswork.

LOCATION

Saxmundham is a vibrant market town 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 via Ipswich to London (Liverpool Street). Saxmundham is well located for striking out at the many 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.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: D

SERVICES: Mains gas, water, electricity
and drainage are available to the
property. Central is provided by a gas
fired boiler with radiators throughout the
property

VIEWING

By appointment through Jennie Jones Estate
Agents:

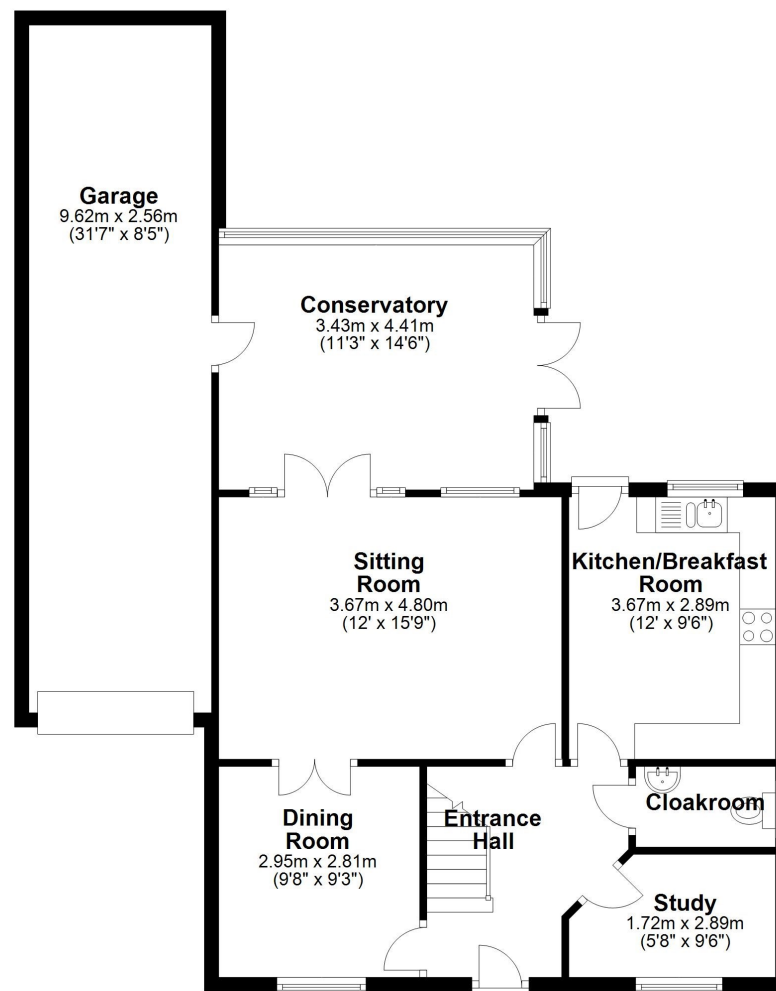
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D

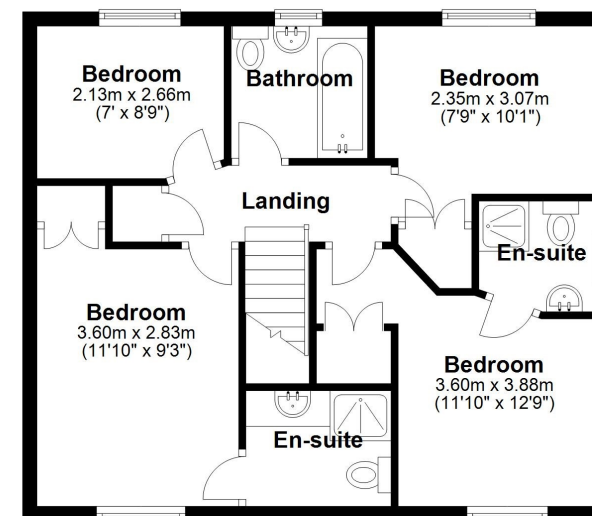
Ground Floor

Approx. 93.2 sq. metres (1003.6 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Total area: approx. 145.9 sq. metres (1570.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
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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