

EST.  1993

JENNIE JONES

ESTATE AGENTS



Saxon Road, Saxmundham, IP17 1ED

GUIDE PRICE

£300,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE LOBBY; ENTRANCE HALL; SITTING ROOM; FAMILY KITCHEN/DINING ROOM; PLAYROOM/STUDY; UTILITY; GROUND FLOOR BATHROOM; FIRST FLOOR LANDING; THREE BEDROOMS; BATHROOM; GARDENS; OFF ROAD PARKING AND GARAGE

THE PROPERTY

This semi detached family home has been extended and updated by the current owners and is presented in excellent, contemporary decorative order. Offering light and spacious family accommodation over two floors 43 Saxon Road benefits from gas heating and sealed unit double glazing and will make an excellent family home - viewing is a must. CHAIN FREE

Enter via the front door into an entrance hall which has stairs to the first floor with understairs cupboard, a engineered oak floor and gives access to the good sized sitting room. At the rear of the property the large family kitchen/dining room is the 'hub' of the house with a range of fitted floor drawer and wall units with oak worksurface, stainless steel one and a half bowl sink with single drainer and mixer tap. Four ring induction hob with cooker hood over and oven under. Built in fridge and dishwasher. Unit with sliding pantry storage racks. Off this is the utility room with work surface, plumbing for washing machine and cupboard housing gas fired boiler, pressurised hot water cylinder and solar panel controls. Also on the ground floor is a bathroom with three piece suite in white and playroom/study. The first floor landing has a built in cupboard and there are three bedrooms, two doubles (one with extensive wardrobes) and a single. The bathroom has a three piece suite with overbath shower. Out side there is hard standing providing off road parking and behind the property is a good sized rear garden with (and accessed from the rear) a garage/workshop with power connected, further parking and a timber garden shed.

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.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: B

SERVICES: Mains water, gas, electricity
and drainage are available to the
property. Heating is provided by a gas
fired boiler located in a cupboard in the
utility room. The property also benefits from
solar panels on the garage roof.

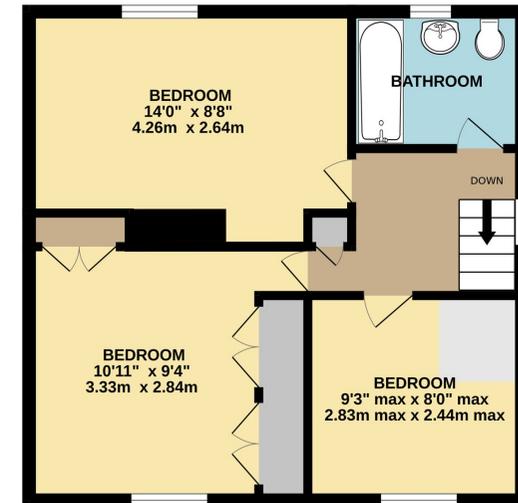
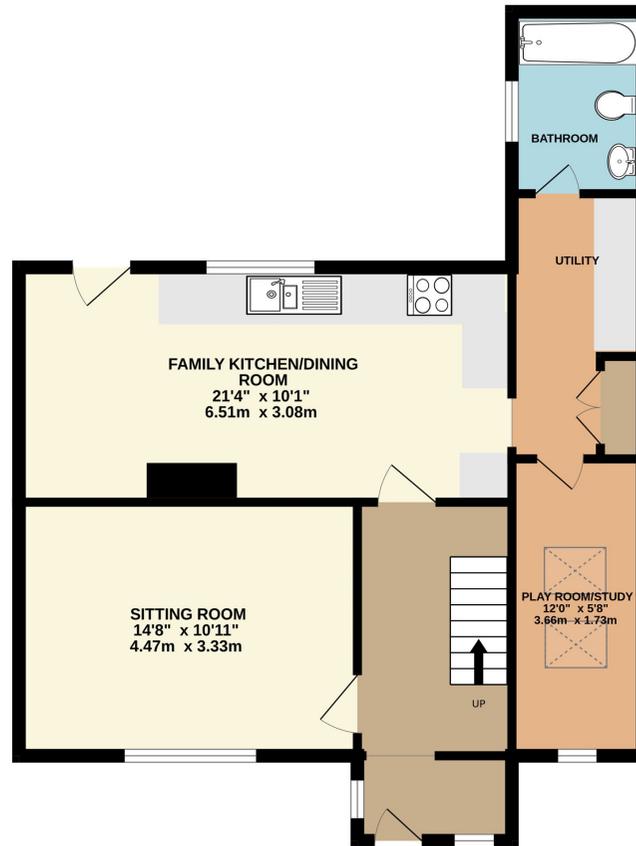
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = C



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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

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.









