

EST.  1993

# JENNIE JONES

ESTATE AGENTS



33 Heron Road, Saxmundham, Suffolk, Suffolk IP17 1WR.

GUIDE PRICE

£370,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; STUDY; CLOAKROOM; SITTING ROOM; KITCHEN/BREAKFAST ROOM; DINING ROOM; LANDING; FOUR BEDROOMS—TWO WITH EN-SUITE SHOWER ROOMS; FAMILY SHOWER ROOM; FRONT AND REAR GARDENS; GARAGE AND STUDIO/HOME OFFICE; OFF ROAD PARKING.**

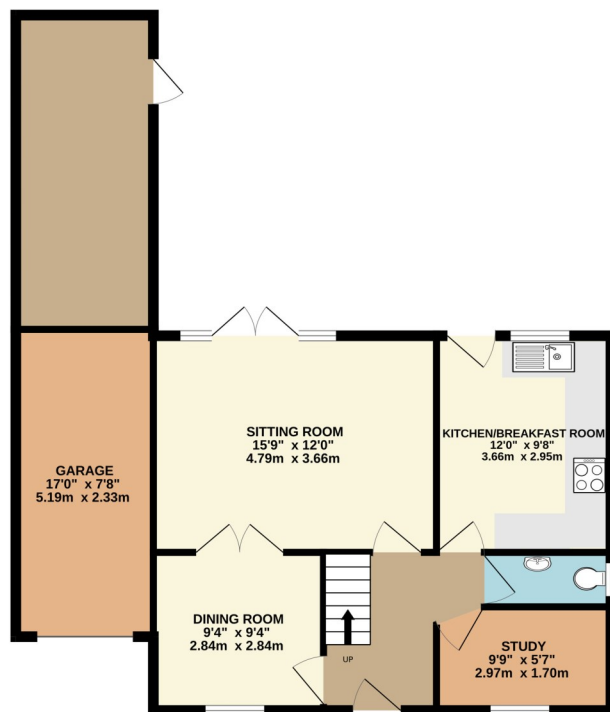
### **THE PROPERTY**

A beautifully presented four bedroom detached family house situated in a sought after residential area on the edge of Saxmundham within convenient reach of the town centre, railway station and local schools. The property which is heated by gas fired boiler benefits from double glazing and cavity wall insulation. The accommodation comprises a sitting room with doors opening to the landscaped rear garden, a separate dining room, study and cloakroom. The kitchen/breakfast room is fitted with smart contemporary units. The well proportioned bedrooms are served by an updated family shower room and two further shower rooms which are en-suite to bedrooms one and two. The tandem garage has been converted and the space has been divided to create a small garage and a large studio room/home office. The garden is attractively landscaped and designed for easy maintenance, with wide resin bond patio and steps down to the lawn which is flanked by borders containing a wide variety of planting. The property benefits from a wide frontage with driveway to the garage and off street parking for a number of vehicles.

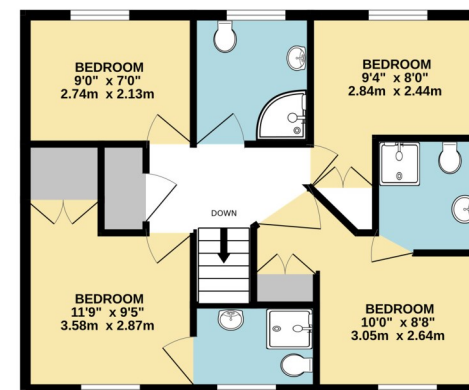
### **LOCATION**

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 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



1ST FLOOR



**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND= D**

**SERVICES:** Mains water, electricity and drainage are connected. Heating by gas fired boiler.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = C**

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.

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.









