

EST.  1993

JENNIE JONES

ESTATE AGENTS



80 Beech Road, Saxmundham, Suffolk, IP17 1FP.

GUIDE PRICE

£365,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; BEDROOM 4/STUDY; SHOWER ROOM; ACCESS TO INTEGRAL GARAGE. FIRST FLOOR: SPACIOUS KITCHEN WITH DINING AREA; SITTING ROOM. SECOND FLOOR: THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM. INTEGRAL GARAGE; GARDEN.**

**NO ONWARD CHAIN.**

### **THE PROPERTY**

80 Beech Road is an exceptionally well presented and appointed four bedroom, three bathroom townhouse. The property has been extremely well cared for by the current owners and consequently it is in immaculate order throughout. A front entrance door opens to the entrance hall with stairs to the first floor landing, understairs storage cupboard, door to the garden, radiator, door to the integral garage and door to the fourth bedroom. This room could be used as a bedroom, study or garden room and has a radiator and French doors to the garden. Opposite the bedroom is a fully fitted shower room with shower cubicle, toilet and washbasin. Stairs from the entrance hall lead to the landing with doors giving access to the kitchen/diner and sitting room. A further set of stairs leads to the second floor landing. The spacious kitchen with dining area has two windows to the rear aspect, it is very well appointed with a good range of base and wall mounted units with work surfaces over and tiled splash backs. There is a built in double oven with gas hob and extractor hood over, 1½bowl sink with mixer tap, plumbing for washing machine and dishwasher and space for a fridge/freezer. The room has two radiators, ceramic tiled flooring and a wide opening to the sitting room. The sitting room has two windows to the front aspect and two radiators. Stairs from the landing lead to the second floor landing with built in storage cupboard and built in airing cupboard housing the hot water cylinder and water softener. Bedroom one has two windows to the front giving views over the town, built in wardrobe cupboards, radiator and door to the en-suite. The en-suite shower room has a shower cubicle, toilet, wash basin, radiator and ample tiling. Bedroom two has a window to the rear aspect, built in wardrobe and radiator. The third bedroom has a window to the rear and radiator. The family bathroom comprises a panelled bath with shower over and glass screen, toilet, wash basin, radiator and ample tiling. **Outside.** To the front of the property is a driveway with additional parking , which leads to the integral garage. The garage has power and lighting. The rear garden is enclosed and mainly lawn with a patio and borders containing a mix of planting. At the rear of the garden is a gate and passage giving access to the front for bins.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **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.

**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:**

We understand that mains water, electricity  
and drainage are connected. Heating gas  
fired boiler.

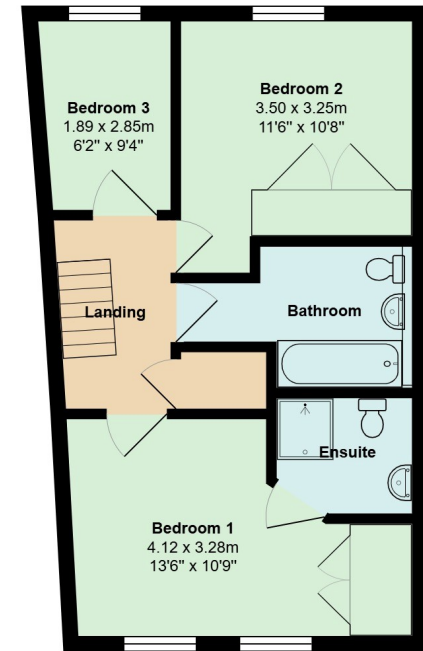
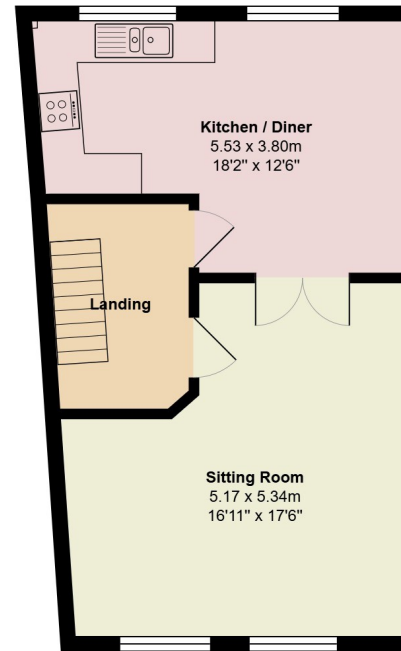
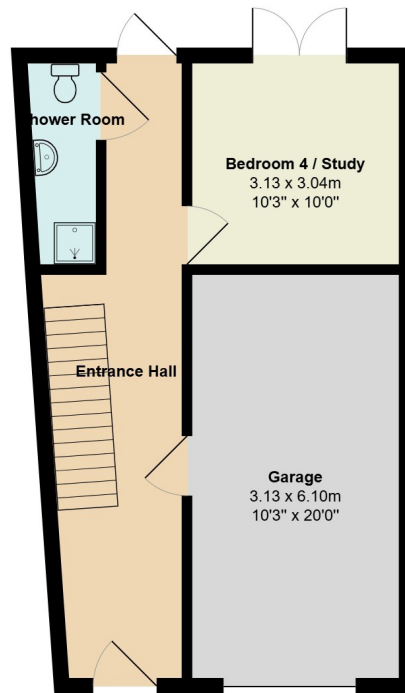
**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = C**



Total Area: 148.5 m<sup>2</sup> ... 1598 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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.



















