

EST. 1993

JENNIE JONES

ESTATE AGENTS



15 Hornbeam Road, Saxmundham, Suffolk, IP17 1FZ.

Guide Price

£290,000

### **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; SPACIOUS KITCHEN WITH DINING AREA; BEDROOM ONE WITH EN-SUITE; TWO FURTHER BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; GARAGE.**

**NO ONWARD CHAIN.**

### **THE PROPERTY**

15 Hornbeam Road is an exceptionally well presented and appointed three bedroom property in a good location close to all local amenities. The property has been extremely well cared for by the recent 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 and radiator. Doors open to the sitting room, kitchen/diner and the cloakroom. The sitting room has a window to the front aspect, radiator and double doors opening to the spacious kitchen with dining area. The kitchen is fully fitted with a good range of base and wall mounted units with worksurfaces over. French doors from the dining area open to the landscaped rear garden. Stairs from the entrance hall lead to the landing with doors to all bedrooms. The master bedroom has a window to the rear aspect giving lovely views over the garden and to fields beyond. There is also a fitted wardrobe, radiator and door to the en-suite shower rooms. Bedrooms two and three also have double glazed windows and radiators. The family bathroom is well appointed and comprises a panelled bath with shower over, wash basin, toilet and radiator. **Outside.** There is a small garden to the front of the property. The enclosed rear garden has been landscaped and has a good size patio area, astro turf and a path at the end of the garden which leads to the front. The garage can be located just a short distance from the property en bloc.

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: = C**

**SERVICES:**

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

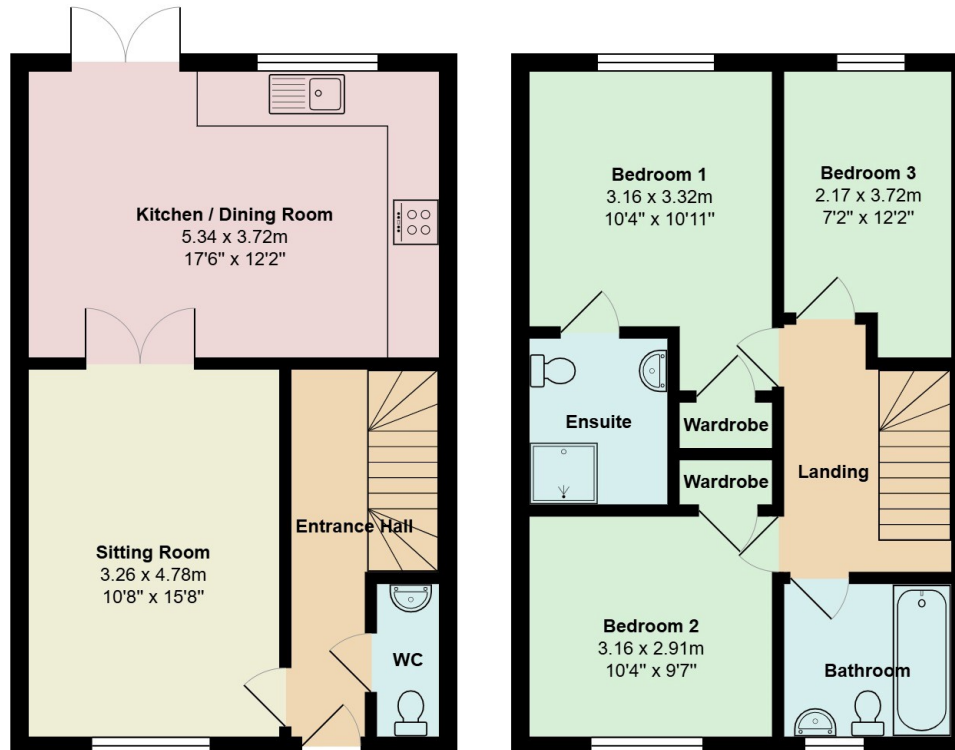
**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

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

**EPC RATING: = B**



Total Area: 93.8 m<sup>2</sup> ... 1009 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.



















