

EST.  1993

JENNIE JONES

ESTATE AGENTS



**28 East View Road, Kelsale, Saxmundham, Suffolk, IP17 2NT.**

**Guide Price**

**£275,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM/DINER; KITCHEN; GROUND FLOOR BATHROOM; CONSERVATORY; LANDING; THREE FIRST FLOOR BEDROOMS; FRONT AND REAR GARDEN; DRIVEWAY AND GARAGE.  
NO ONWARD CHAIN**

### **THE PROPERTY**

28 East View Road is a semi-detached three bedroom property that is in need of upgrading and refurbishment to all areas. The property is quite spacious, having been extended in recent years. A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor landing, radiator and door to the sitting room/diner. This large room has a double glazed window to the front aspect, brick fireplace, sliding patio doors to the side, two radiators and an understairs cupboard that houses the gas fired boiler for central heating and hot water. A door opens to an inner hall with built in cloaks cupboard, radiator and loft access hatch. The large kitchen has a window and door to the side and a window and door to the rear, the door opens to the conservatory. There is a 1½bowl sink with mixer tap, radiator, a good range of base and wall mounted units, worksurfaces and tiled splash backs. Included is a built in electric oven and hob, fridge space, freezer space and plumbing for a washing machine. The conservatory is double glazed to two sides with radiator, lighting and a ceramic tiled floor. The ground floor bathroom has a window to the rear aspect, a corner bath, shower cubicle, vanity wash basin, toilet, radiator and ample tiling. Stairs from the entrance hall lead to the landing with window to side aspect and doors to the bedrooms. Bedroom one at the front has a double glazed window, radiator and built in wardrobe cupboard. Bedrooms two and three are both to the rear of the property.

Outside. There is a garden to the front of the property and a long driveway with parking for several vehicles that leads to the single garage. The enclosed rear garden is mainly paved and has mixed planting.

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

### **LOCATION**

The village of Kelsale has a primary school at Carlton together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.



**LOCAL AUTHORITY**

East Suffolk Council

**COUNCIL TAX BAND: = C**

**SERVICES:**

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

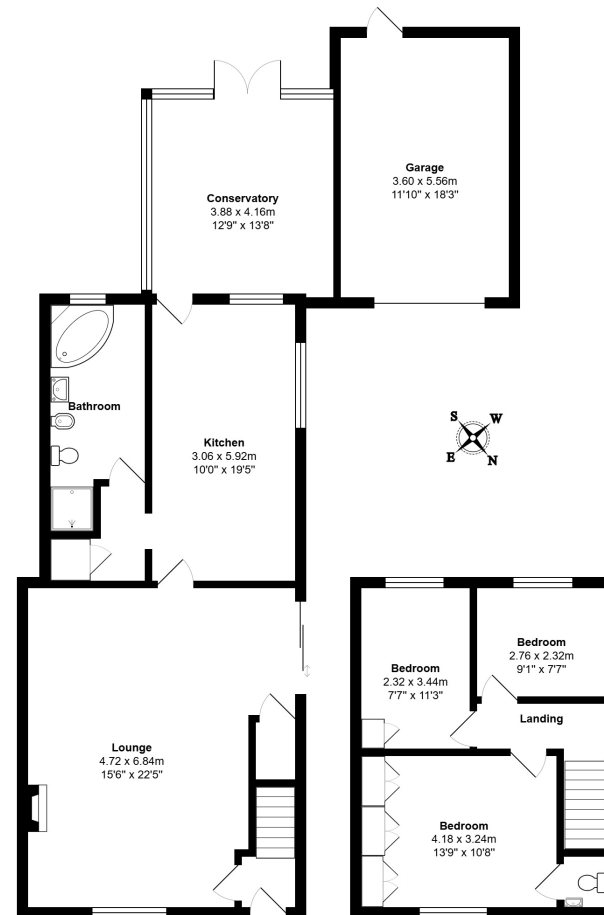
**TENURE:** Freehold

**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: 144.5 m<sup>2</sup> ... 1555 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.

















