

JENNIE JONES

EST. 1993

ESTATE AGENTS



HERON ROAD

Saxmundham | Suffolk

£399,995



## 43 HERON ROAD SAXMUNDHAM IP17 1WR

Town centre & station: 0.5 miles  
Aldeburgh: 8 miles  
Leiston: 6 miles

- Entrance Hall ● Sitting Room ● Dining Room ● Kitchen ●
- Cloakroom ● Study ● Four Bedrooms ● Two Ensuite ●
- Family Bathroom ● Gardens front and rear ●
- Garage and Off Road Parking ●

### The Property

43 Heron Road is a well-proportioned modern detached family home in a sought-after residential area of Saxmundham. Offering a versatile layout, attractive gardens and a double garage, the property is ideal for those looking for a home they can style and update to suit their own tastes.

The accommodation includes a welcoming entrance hall, a spacious sitting room, separate dining room, study, fitted kitchen, and ground floor cloakroom. Upstairs, the first floor landing leads to four bedrooms — two of which with en suite shower rooms — and a family bathroom.

The gardens are a real feature, with a lawned rear garden and a charming, private side courtyard that works perfectly as an alfresco dining space. A double garage and off-road parking complete the picture.

With gas-fired radiator central heating and uPVC double glazing throughout, this is a comfortable home in a great location, offering plenty of scope to make it your own.

Detached four-bedroom family home with double garage, attractive gardens and scope to style to your own taste.





### The Location

Heron Road is a well-regarded residential street within easy reach of Saxmundham's town centre, shops, cafés, and supermarkets. The town also offers a railway station with direct services to London Liverpool Street via Ipswich. The Suffolk Heritage Coast — including Aldeburgh, Snape Maltings, and RSPB Minsmere — is just a short drive away.

### Services

Mains water, mains electricity, mains gas & mains drainage.  
Gas-fired central heating via radiators  
UPVC double glazing.

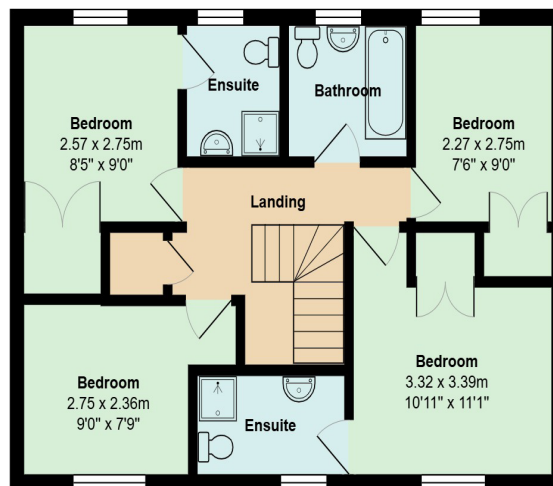
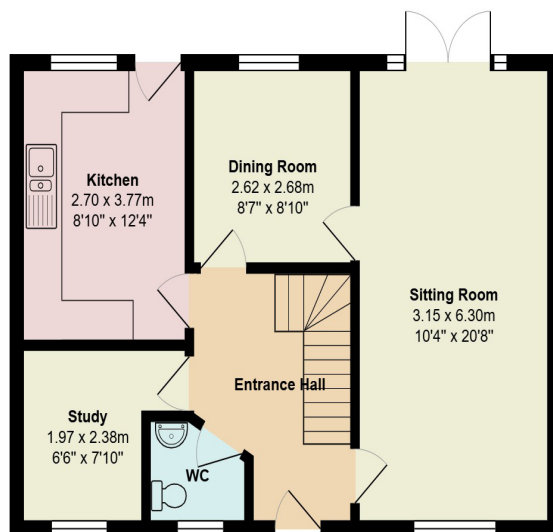
### Local Authority and Council Tax Band

East Suffolk Council  
Council Tax Band: D

EPC Rating: C







Total Area: 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Jennie Jones

26 High Street  
Saxmundham  
Suffolk  
IP17 1AB

[www.jennie-jones.com](http://www.jennie-jones.com)

01728 605511

All enquiries:

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



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