

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Green Willows, Manor Gardens, Saxmundham, Suffolk. IP17 1ET

PRICE

£395,000

A very smart and stylish four bedroom detached house which is situated in a sought after residential close on the eastern fringe of Saxmundham within walking distance of the town centre, supermarkets and railway station. The property was built in the 1960s and has great architectural style. The property has been rewired and re-plumbed and benefits from a new gas-fired central heating system with new radiators throughout. The house occupies a large plot with a mature and private garden which is sheltered by adjacent, private woodland. There is plenty of off street parking and space to erect a cart lodge, if required (subject to planning consent). There is a double “through” wood burner between the sitting room and the dining area. The reception rooms benefit from beautiful Australian eucalyptus hardwood floors and the flooring extends into the well appointed kitchen which is a notable feature of the property. The kitchen is fitted with white quartz worktops and an excellent range of cupboards and drawers including two larder units and pull out bins. The integrated appliances include a dishwasher and a large fridge. There is space for a range cooker. The utility room provides space and plumbing for other appliances as well as the gas boiler. The fourth bedroom, which is located on the ground floor, is extremely versatile and can be used as an office, snug or guest bedroom. The sitting room, kitchen and dining area overlook the large rear garden and woodland at the back. The dining area opens out to a wide paved, south facing patio which is ideal for outdoor entertaining. There is a modern downstairs cloakroom. The three first floor bedrooms are generously proportioned and are served by a smart family bathroom and an en-suite shower room to the main bedroom. The house also has a loft room/play-space off the landing, which is heated, under a low sloping ceiling.

Saxmundham has excellent amenities including both Tesco and Waitrose supermarkets, fine local shops with galleries and restaurants. The town has a Wednesday market and a railway station which provides connecting services to London Liverpool Street station, Norwich, Cambridge and Lowestoft. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall which is the home to the Aldeburgh Festival and the attractions of the seaside towns of Aldeburgh and Southwold. There are wonderful walks at nearby Tunstall Forest and along the Alde estuary at Iken Cliff, ancient castles to explore at Framlingham and Orford and golf courses at nearby Hinton, Aldeburgh, Thorpeness and Halesworth. Saxmundham has a primary school and a High (Free) School.

SUMMARY OF THE ACCOMMODATION

Entrance Porch; Entrance Hall; Cloakroom; Sitting Room 5.47m x 3.63m; Kitchen/Dining Room 5.95m x 3.33m; Rear Lobby; Utility Room 3.01m x 1.51m; Bedroom Four/Study 3.52m x 3.02m; First Floor Landing; Bedroom One 3.04m x 2.74m extends to 4.75m; En-suite Shower Room 1.68m x 1.50m; Bedroom Two 2.66m x 2.95m plus recess; Bedroom Three 3.34m x 3.04m; Loft Room/Play-space 4.46m x 3.49m; Bathroom 2.19m x 2.08m.

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

LOCAL AUTHORITY

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

SERVICES

Mains electricity, gas, water and drainage.

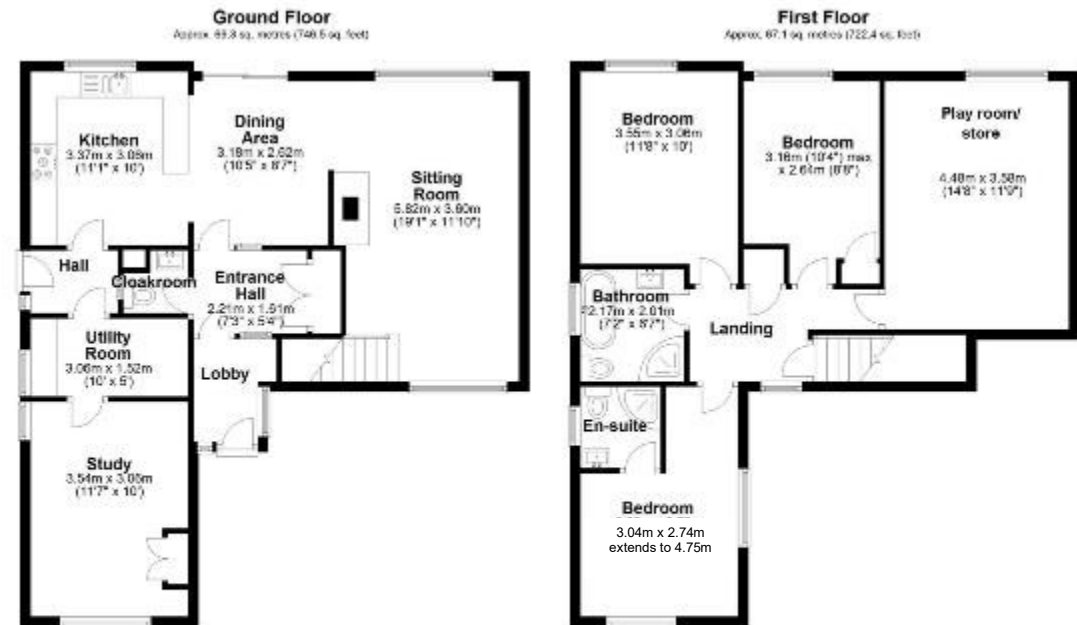
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = E



Total area: approx. 136.5 sq. metres (1468.9 sq. feet)

Experts Prepared by www.floorplans.com for Toadie - For Identification Purposes Only.
Plan produced using PlanUp.













SOUTHWOLD
T: 01502722065
E: southwold@jennie-jones.com

SAXMUNDHAM
T: 01728 605511
E: saxmundham@jennie-jones.com

www.jennie-jones.com