

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



108 Brook Farm Road, Saxmundham, Suffolk. IP17 1WL

PRICE

£320,000

A beautifully presented modern four bedroom extended link-detached house which is situated in a popular residential area within walking distance of the town centre, railway station and local schools. The property, which is available with no onward chain, is set back from Brook Farm Road in a small private close. It benefits from a delightful west facing, sunny rear garden which has been landscaped and arranged for 'soft play'. The garden has a pretty Laburnam tree and well stocked flower beds with a raised paved patio area. There is a courtesy door from the garden into the garage which is located at the side of the house. The property benefits from uPVC double glazed windows and gas-fired central heating. The accommodation, which has been extended with a beautiful conservatory/family room (this has a glass roof), includes a spacious sitting room which opens to the conservatory via a sliding patio door. The fitted kitchen breakfast room (which has an integrated four ring gas hob, cooker hood and double electric oven) also opens into the conservatory/family room, creating a very useful circular entertaining space that also accesses the garden. The house has a separate dining room which is large enough to accommodate a piano, and a separate office/study. There is also a useful downstairs cloakroom. The first floor is very well planned and comprises four good sized bedrooms (three doubles and a single). There is a family bathroom and an en-suite shower room to bedroom one. The driveway provides off street parking in front of the garage and the front garden, which is attractively planted, is screened from the road by a well maintained mature hedge. We strongly recommend an early internal inspection to appreciate the standard and versatility of the accommodation within.

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

ENYTRANCE HALL; CLOAKROOM; OFFICE/STUDY 2.19m x 1.89m; DINING ROOM 3.37m x 2.86m; SITTING ROOM 5.02m x 3.33m; KITCHEN/BREAKFAST ROOM 4.12m x 2.82m; CONSERVATORY/FAMILY ROOM 3.90m x 2.97m; FIRST FLOOR LANDING; BEDROOM ONE 3.85m x 3.66m (max.); EN-SUITE SHOWER ROOM; BEDROOM TWO 4.15m x 2.85m; BEDROOM THREE 3.18m x 2.60m; BEDROOM FOUR 3.42m x 1.86m; BATHROOM 2.49m x 1.43m; GARAGE 5.65m x 2.99m

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 gas, electricity, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

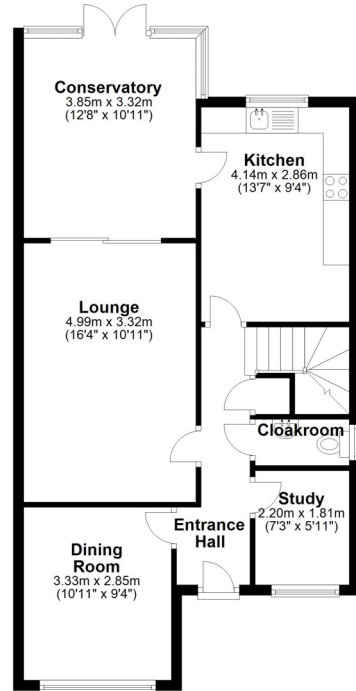
email: saxmundham@jennie-jones.com

EPC RATING = C



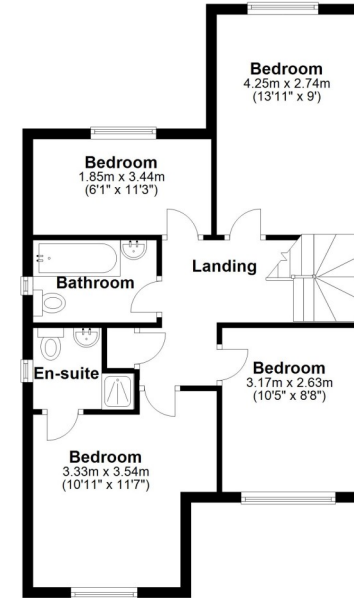
Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



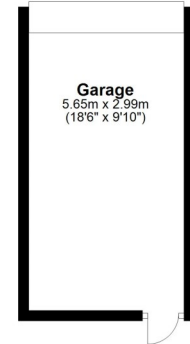
First Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



Garage

Approx. 16.9 sq. metres (182.0 sq. feet)



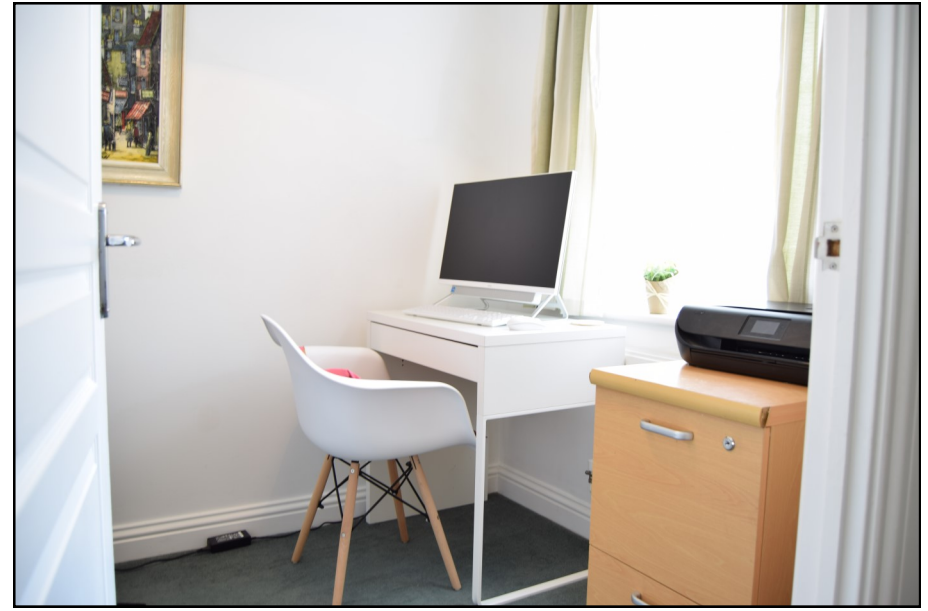
Total area: approx. 138.8 sq. metres (1493.8 sq. feet)











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