



THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES:-

Hamilton Smith Leiston are pleased to offer for sale this stunning family home with 4 DOUBLE bedrooms, Impressive Kitchen/ Family room and home office. The property has been remodelled and refurbished to an excellent standard by the current vendors and is situated on the edge of the Brook Farm development.

LOCATION

Saxmundham has excellent amenities which include a Waitrose and a Tesco supermarket, a High Street with excellent local shops, a primary school and newly opened free school. The railway station provides connecting services to London Liverpool Street station. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall, which is home to the internationally renowned Aldeburgh Festival and the beautiful seaside towns of Aldeburgh and Southwold. There are nature reserves at Minsmere and ancient castles to explore at Orford

HALLWAY

Glazed front door, under stair storage cupboard, karndean floor.

CLOAKROOM

Window to the rear, W/C, heated towel rail, wash hand basin with cupboard below.

KITCHEN/ FAMILY ROOM

Dual aspect windows, glazed rear door. High and low level units with solid work surface and inset sink. Fitted NEFF appliances, wine cooler, water softener, breakfast bar. Spot lights,

UTILITY ROOM

High and low level units with roll edge work surface and sink/ Space for Fridge freezer, washing machine and tumble dryer. Spot lights, heated towel rail.

OFFICE

Window to the rear, radiator, spot lights.

LIVING ROOM

Bay window to the front, radiators, mantle with inset gas fire.

DINING ROOM

Radiator, karndean floor, glazed doors to....

CONSERVATORY

Double doors to the garden, fitted blinds.

1ST FLOOR LANDING

Access to the loft, airing cupboard with high pressure water tank.

MASTER BEDROOM

Window to the rear, dressing area, radiator. Built in Wardrobes.

ENSUITE

Window to the side, walk in cubical with mixer shower, W/C, pedestal basin, radiator.

BATHROOM

Window to the rear, W/C with wash hand basin and storage, panel bath, heated towel rail.

2ND BEDROOM

Window to the rear, radiator.

3RD BEDROOM

Window to the front, radiator.

4TH BEDROOM

Window to the front, radiator.

GARAGE

Large single garage with power connected and up and over style door.

OUTSIDE

To the front of the property there is a large timber storage shed and planted boarders. The rear garden is laid to lawn and fully enclosed and has a large patio seating area and outside power points. There is parking for at least 3 cars.

COUNCIL TAX BAND

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SERVICES

Electricity, Gas, mains drains and water are connected to the property.

AGENTS NOTES

Items depicted in the photographs are not necessarily included in the sale. Pursuant to the 1979 Estate Agents Act we hereby declare that the owner 17 Collins Close, Saxmundham, IP17 1GE is a "connected person as defined by the Act" to a member of staff/ owner, working for Hamilton Smith Estate Agents.



FOR A VIEWING PLEASE TELEPHONE HAMILTON SMITH ON 01728 833007
WEB-SITE: www.hamilton-smith.com



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

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