

61 Beech Road, Saxmundham, IP17 1FQ



**Freehold**

Offers In Excess Of

**£240,000**

Subject to contract

**3** bedrooms  
**1** reception room  
**1** bathroom



A beautifully presented three bedroom home built by Hopkins Homes on the Prior Grange development.

# Some details

## General information

This beautifully presented property opens into the entrance hallway which gives access to the rest of the accommodation and has stairs to the first floor. There is a downstairs toilet just off the hallway and this has been fitted with a low level wc and a wash hand basin. The kitchen has a window to the front aspect and has been fitted with a variety of eye level and base units worktops over and an inset sink and drainer. There is a fitted oven with a gas hob and extractor fan over and there is space for a fridge freezer, dishwasher and a washing machine. The living/dining room has a rear aspect with a door onto the patio and garden outside. This room extends to 16'4" providing a great space for living and dining furniture and also benefits from a built in storage cupboard.

The first floor comprises of three bedrooms and a bathroom. Bedrooms one and two both have built in wardrobes and there is also an airing cupboard which is accessed off the landing. The main bathroom has been fitted with a panelled bath with shower over and a shower screen. There is a low level wc and a wash hand basin.

## Entrance hall

### Living-dining room

16' 4" x 14' 9" (4.98m x 4.5m)

### Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

## Landing

### Bedroom one

11' 11" x 9' (3.63m x 2.74m)

### Bedroom two

9' 10" x 9' (3m x 2.74m)

### Bedroom three

8' 1" x 6' 10" (2.46m x 2.08m)

## Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

## The outside

The property has a lawned front garden with a path through the middle and steps down to the front door. The rear garden is mostly laid to lawn with a patio area and paved pathway leading to the bottom of the garden. There is a hardstanding area providing space for a small shed. There is a garden gate at the bottom of the garden which leads out onto the path that gives access to the parking area.

## Location

Saxmundham is a small market town in Suffolk lying approximately a thirty-minute drive from Woodbridge. It has a train station and many shopping facilities along the High Street. There is also a Tesco and Waitrose, a variety of restaurants, a doctor's surgery and a primary school.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - JED

## Directions

Leaving Woodbridge and travelling north of the A12, skirt the village of Wickham Market and pass through Marlesford, Little Glemham, Stratford St Andrew and on leaving the village of Farnham turn right onto the B1121. Proceed along this road for some time until you reach the crossroads in Saxmundham town centre. Turn right onto Church Hill, passing Waitrose and take the second left hand turn onto Beech Road. Continue along this road where the property can be found shortly after on the left hand side.

## Further information

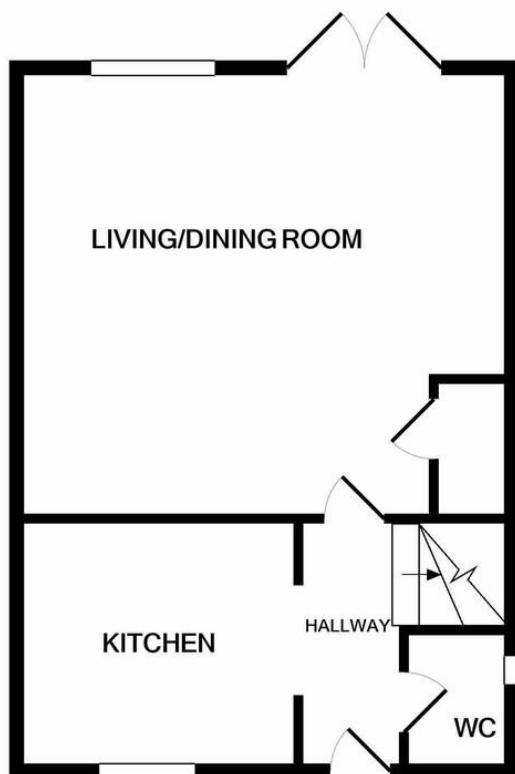
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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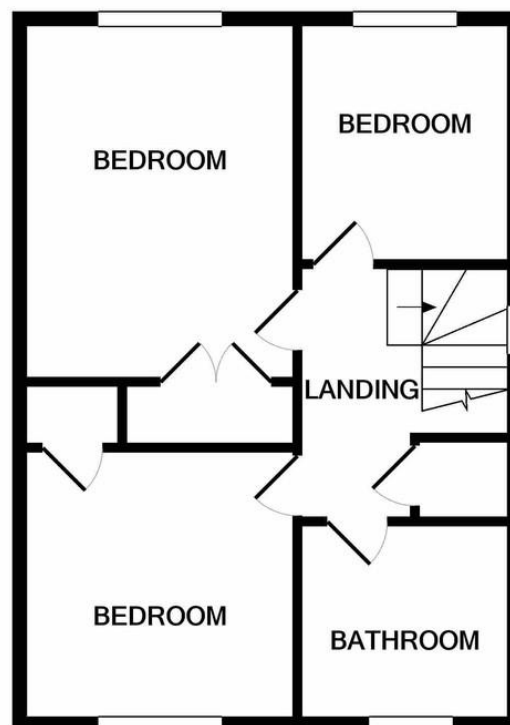
## Viewing

To make an appointment to view this property please call us on 01394 333346.





GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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