

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



6 Keats Close, Saxmundham, Suffolk. IP17 1WJ

GUIDE PRICE

£380,000

**A deceptively spacious four bedroom detached house abutting woodland** and set in a sought after residential cul de sac within convenient reach of the town centre, schools and railway station. The property, which benefits from a double width garage, has parking on the driveway for up to four cars. The garden, a notable feature, is private and backs onto woodland at the rear. The garden is laid to lawn with an elevated sun terrace and raised flower beds which are incorporated, along with a garden bench, into a retaining garden wall. The house is centrally heated by gas-fired radiators and benefits from uPVC double glazed windows. There is a spacious sitting room which has a bay window and bi-folding doors that open through to the large dining room/family room. Opening the dividing doors provides a woodland view from both reception rooms. The most striking feature of the living space is the splendid free standing log burner, which is set on a granite hearth. There is a study and a useful cloakroom. The kitchen/breakfast room benefits from base level and eye level cabinets and incorporates a four ring gas hob and a double electric oven. There is a separate utility room which opens to the garden. Applicants may be interested to learn that other owners of this house design have opened the kitchen/breakfast room through to the utility room and study to create one large kitchen/dining space. The first floor accommodation comprises four double bedrooms. There is a family bathroom and an en-suite dressing room and shower room to bedroom one. Houses of this style have become increasingly sought after and difficult to acquire. We therefore strongly recommend an early appointment to view.

**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 an excellent health centre; a primary school and a High (Free) School plus a new hub: Art Station, which promotes and offers creative spaces in the town centre.

### **SUMMARY OF THE ACCOMMODATION**

Entrance Hall; Cloakroom; Study; Sitting Room; Dining Room; Kitchen/Breakfast Room; Utility Room; Galleried Landing; Bedroom One; En-suite Dressing Room and Shower Room; Three further Double Bedrooms; Family Bathroom; Double Garage.

**LOCAL AUTHORITY**

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

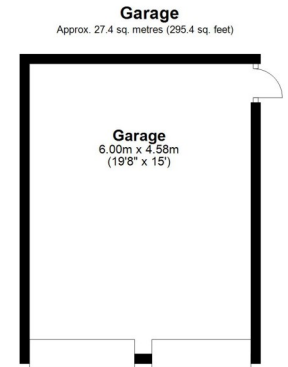
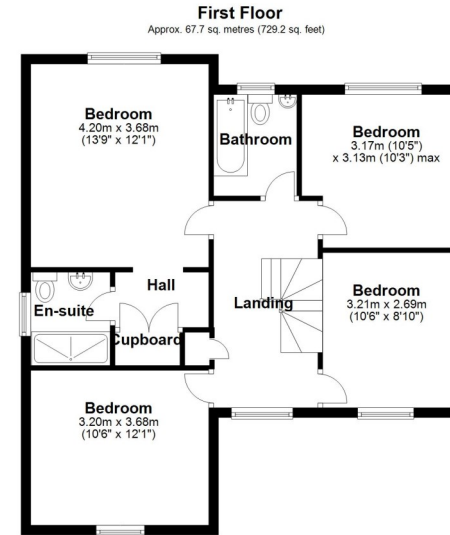
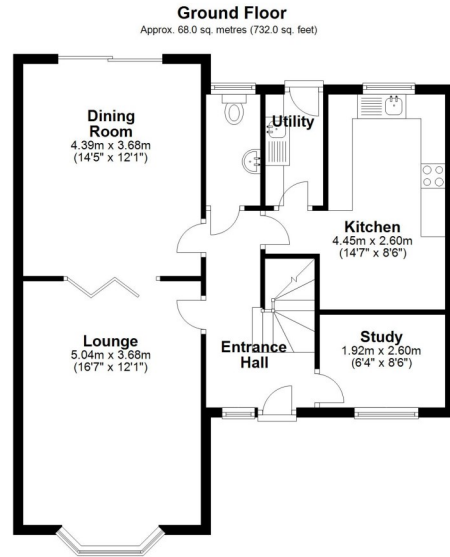
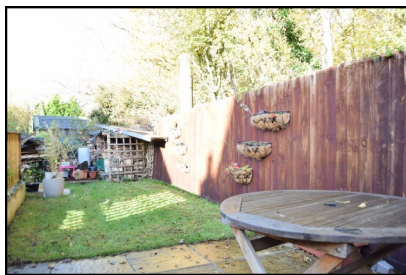
**SERVICES**

Mains electricity, gas, water and drainage.

**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING =**



Total area: approx. 163.2 sq. metres (1756.6 sq. feet)

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











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