

SOUTHWOLD
&
SAXMUNDHAM

EST. J 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Springfield Road, Aldeburgh, Suffolk IP15 5JG

GUIDE PRICE

£355,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE SEATING AREA; SITTING ROOM; KITCHEN/BREAKFAST ROOM;
SPACIOUS FAMILY BATHROOM; FIRST FLOOR LANDING; TWO DOUBLE BEDROOMS;
FRONT AND REAR GARDENS; OFF ROAD PARKING; GARAGE**

THE PROPERTY: This semi detached house occupies a quiet location and is within walking distance of the High Street of the historic coastal town of Aldeburgh. The property has undergone a meticulous program of refurbishment by the current owners and is presented to the highest standard in contemporary decorative order. Amongst many improvements are an upgraded heating system (a good EPC rating of C), replacement sealed unit double glazed windows, rewiring, replastering and the refitting of both kitchen and bathroom. Offering light and airy accommodation the property is currently occupied as a full time family home and would also be worthy of consideration as a wonderful secure holiday home and earliest viewing is recommended.

The entrance hall has space for seating or a small desk and leads through to the kitchen breakfast room which offers an extensive range of fitted units with natural timber working surfaces with china one and a half bowl sink inset. Four ring Neff electric hob with Neff cooker hood with Neff double oven under. A full range of built in appliances include washing machine, dishwasher, fridge and freezer. Off the kitchen the understair cupboard has space for a condensing tumble drier. The sitting room is an excellent main reception room which opens on to the rear garden and has an oak floor and contemporary wall mounted gas fire. The spacious bathroom has a tiled floor and tiling to dado height and offers a large bath, pedestal wash basin, separate glazed shower cubicle and close coupled WC. On the first floor the landing has an access hatch to the boarded loft with loft ladder. There are two good sized double bedrooms (one with built in cupboard) both rooms having a pleasant outlook over the gardens. The front of the property is approached via a pedestrian walkway with the front garden being laid to lawn with tree and fruit cages. Behind the property is a paved patio with the good sized rear garden being laid to lawn with border. Timber garden shed with power. At the back of the rear garden is shingled off road parking and a refurbished single garage with power connected.

Agent's note: 20 Springfield Road was originally a 3 bedrooomed house which the current owners have made in to a two bedrooomed house but offers the potential to revert to 3 bedrooms (subject to planning and building regulations)

LOCATION: Aldeburgh has an excellent range of local shops, two supermarkets, art galleries, fine restaurants and pubs. There is a cinema, library, primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde and the town has a beautiful shingle beach and a strong association with the arts and music in particular. The nearby Snape Maltings Concert hall is home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary and the neighbouring town of Leiston has a sports centre and swimming pool. The market town of Saxmundham (about 6 miles) has both Tesco and Waitrose supermarkets and a railway station with connecting services via Ipswich to London Liverpool Station

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

COUNCIL TAX BAND = B

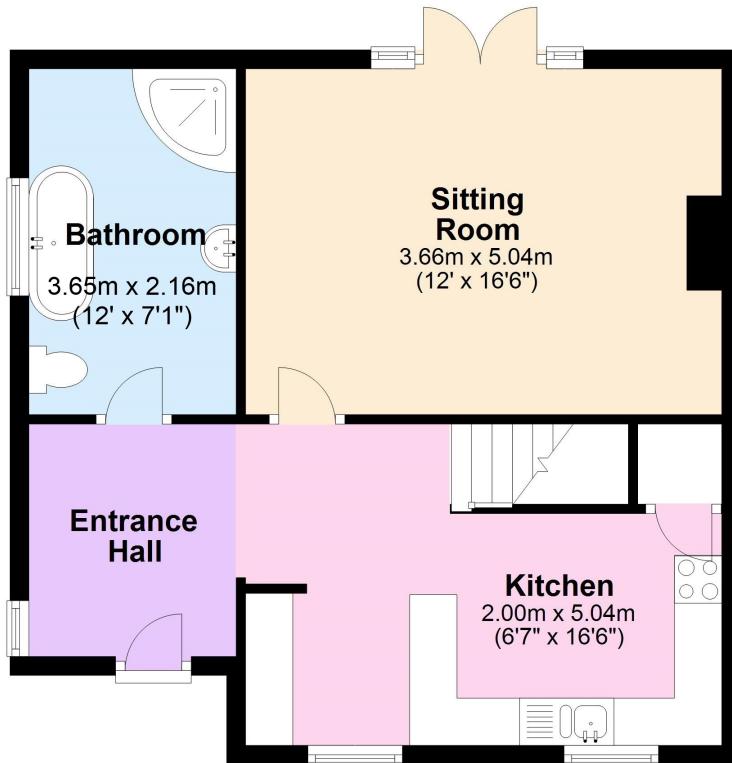
SERVICES: Mains water, gas, electricity and drainage are available to the property. Central heating is via a gas fired boiler located in the cupboard in the kitchen with radiators throughout the property.

VIEWING
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM OFFICE(01728) 605511
email: saxmundham@jennie-jones.com

EPC RATING = C

Ground Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











SAXMUNDHAM
T: 01728 605511

www.jennie-jones.com