

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



The Street, Snape, Saxmundham, Suffolk IP17 1SJ

GUIDE PRICE

£595,000

SUMMARY OF THE ACCOMMODATION

**KITCHEN/DINING ROOM; INNER HALL; CLOAKROOM; SITTING ROOM; FIRST FLOOR LANDING;
MASTER BEDROOM WITH ENSUITE SHOWER ROOM; TWO FURTHER BEDROOMS; BATHROOM;
LANDSCAPED GARDENS TO FRONT AND REAR; GARAGE, CARPORT AND PARKING.**

THE PROPERTY: Located in the heart of the village of Snape this wonderful detached family house was built in 2014 and has been maintained to the highest standard by the current owners. Beautifully presented in contemporary decorative style the property benefits from sealed unit double glazed windows and oil fired central heating - underfloor on the ground floor and radiators on the first floor and there are high levels of insulation. The property also benefits from solar panels which assist in the heating of the hot water. Seemingly an ideal full time residence Crown View would also make a safe and secure second home, very convenient for the Snape Maltings.

The front door leads into the spacious kitchen dining room which has a tiled floor that extends through to the inner hall, utility and cloakroom. There is an extensive range of kitchen units with fitted work surface having china one and a half bowl sink inset. Five ring LPG hob with cooker hood over and separate eye level Neff double oven. The inner hall has stairs to the first floor and understair cupboard with the unique feature of a log storage area with small door to outside for ease of access. The utility room has a fitted work surface and cupboard with stainless steel sink, plumbing for washing machine, door to side access, underfloor heating controls and cupboard housing the pressurised hot water cylinder. The ground floor cloakroom has a wash basin, WC and coat hooks. The large sitting room is at the back of the property and is dual aspect with natural timber floor and French windows leading to the rear garden, there is a fireplace housing a log burner. The first floor landing has an access hatch to the loft and the master bedroom is an excellent and spacious main bedroom with fitted Neville Johnson wardrobes, bedside tables, chest of drawers and dressing table and also offers access to extensive eaves storage. The ensuite has a double width shower cubicle, wash basin and WC. Bedroom two is a double, also with access to eaves storage and bedroom three, a single has an extensive range of fitted wardrobes. The bathroom has a three piece suite in white and a separate shower cubicle. At the front of the property is a garage with power connected and carport to side and there is additional vehicle parking. The gardens are a major feature of the property with the front garden laid to lawn with shrubs and a circular brick seating area. Further raised patio for sitting out and there is a summerhouse and open fronted wood storage shed. Behind the property the private, unoverlooked rear garden has a good sized patio with the garden being laid to lawn with surrounding shrub borders and enclosed by fencing.

LOCATION: The well known village of Snape has three public houses and the Maltings complex which is home to the internationally renowned Aldeburgh Festival, in addition has a mix of bespoke shops and there are many there are wonderful estuary walks along the Sailors Path, Iken Cliff and woodland walks at nearby Tunstall Forest. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = D

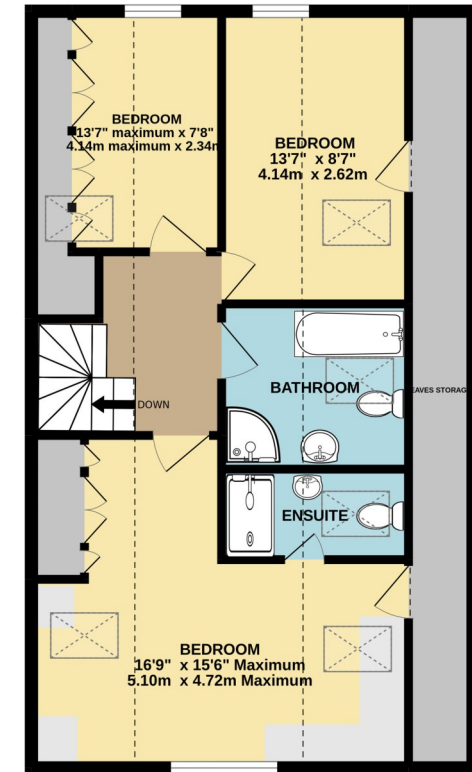
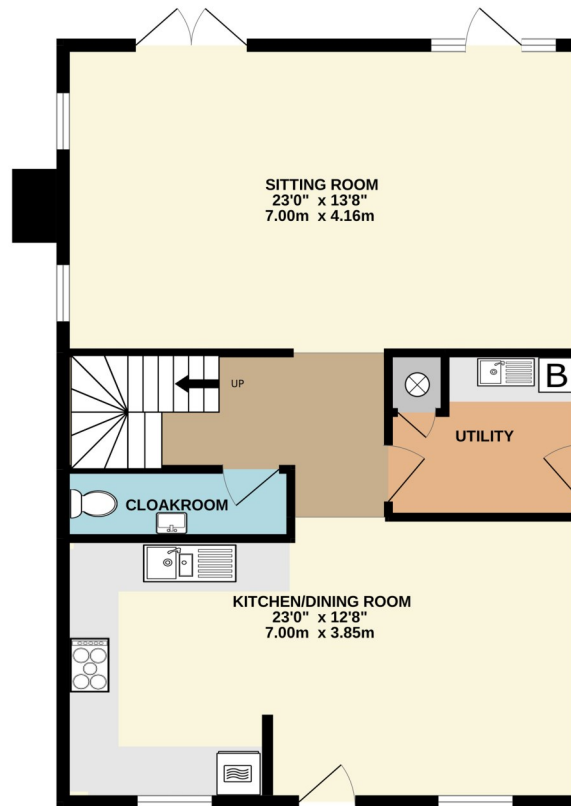
SERVICES:

Mains electricity, drainage and water are available to the property. Central heating is provided by an oil fired boiler located in the utility room with underfloor heating on the ground floor and radiators on the first floor.

VIEWING

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

EPC RATING = TBC



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

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.











CROWN
VIEW

