

EST.  1993

# JENNIE JONES

ESTATE AGENTS



HERON ROAD, SAXMUNDHAM IP17 1YT

GUIDE PRICE

£295,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING/ DINING ROOM; FITTED KITCHEN;  
FIRST FLOOR LANDING; MASTER BEDROOM WITH EN SUITE SHOWER ROOM;  
TWO FURTHER BEDROOMS; FAMILY BATHROOM;  
GARDENS; OFF ROAD PARKING; GARAGE**

### **THE PROPERTY**

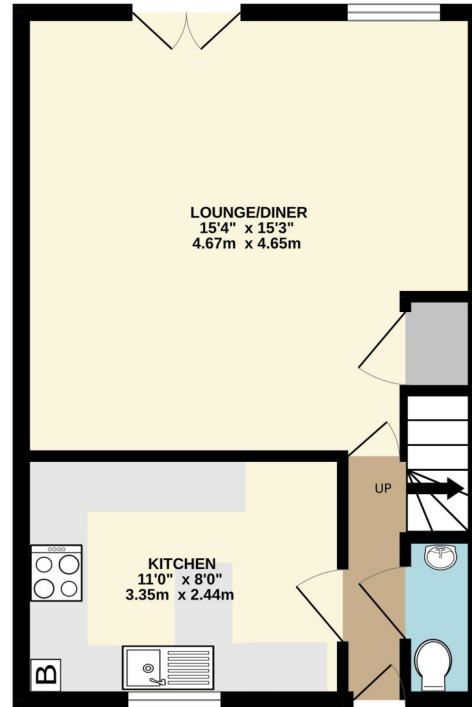
This modern semi detached enjoys an attractive tucked away location at the end of a cul de sac and is seemingly be ideal as a first time buy or for investment. The property benefits from gas fired central heating and sealed unit double glazing and to appreciate the property and it's location earliest viewing is strongly recommended.

The entrance hall has stairs to the first floor and a cloakroom off with a WC and wash hand basin. The sitting/dining room is a light and spacious main reception room with a useful deep built in understair cupboard, double doors to rear garden and a heat pump which provides warm air in the winter and cool air in the summer and is a handy addition to the main central heating system. The kitchen has a range of fitted units with fitted worksurface having stainless steel sink with mixer tap inset. Four ring gas hob with oven under, plumbing for dishwasher and washing machine, fridge recess and cupboard housing wall mounted gas boiler for central heating and hot water. The first floor landing gives access to all bedrooms with the master having twin built in wardrobe cupboards and an en-suite shower room with three piece suite. There are two further bedrooms, a double and a single, and there is a family bathroom with panelled bath, WC and washbasin. Outside at the front of the property is an off road parking space and single garage with light and power connected. The secure and 'dog proof' south facing rear garden is laid to lawn with a paved patio immediately behind the property and there is good space at the side of the property with two garden sheds, one having power connected.

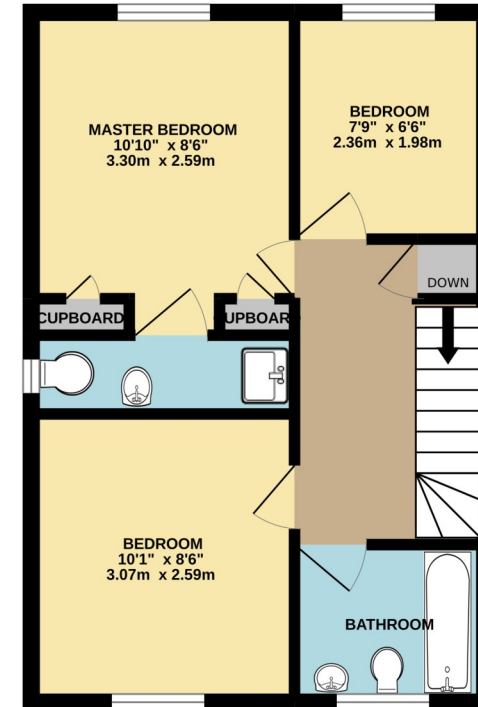
### **LOCATION**

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND = C**

**SERVICES:** Mains water, gas, electricity  
and drainage are available to the  
property. Central heating is via a gas fired  
boiler located 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**

TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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.









