

EST.  1993

JENNIE JONES

ESTATE AGENTS



15 Milton Close, Saxmundham, IP17 1WH

GUIDE PRICE

£385,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; LIVING ROOM; DINING ROOM; KITCHEN/BREAKFAST ROOM LANDING;
FOUR BEDROOMS (ONE WITH EN SUITE); FAMILY BATHROOM; GARDENS; GARAGE AND PARKING.**

THE PROPERTY

This detached family home occupies a quiet end of cul de sac location and has been maintained in excellent decorative order by the current owners. Situated on the popular and sought after Brook Farm development the property backs on to woodland and has light and airy accommodation over two floors and would make the perfect family home - benefitting from gas fired central heating and sealed unit double glazing earliest viewing is strongly recommended.

Enter via the front door into an entrance hall which has stairs to first floor with understair cupboard and access to the cloakroom. The living room runs from the front to the back of the property and is dual aspect with double doors to the rear garden. There is a separate dining room and the well appointed kitchen/breakfast room has a good range of fitted kitchen units with fitted worksurface having stainless steel 1½ bowl sink with single drainer inset. 4 ring gas hob with cooker hood over and separate Bosch eye level double oven. Built in fridge/freezer. Breakfast bar. Cupboard housing combi gas fired boiler for central heating and hot water. Door to rear porch which is double glazed and has a fitted cupboard and door to rear garden. On the first floor the landing has a built in shelved cupboard and the master bedroom has an en-suite shower room with three piece suite. There are three further bedrooms and a family bathroom with panelled bath having an overbath shower and shower screen, wash basin and WC. Outside there is a small garden to the front of the property and a private driveway that provides off road parking and leads to the single garage. Behind is a paved patio and the attractive well kept and established gardens are laid to lawn with surrounding shrub borders. At the back of the garden which backs on to woodlands is a raised walkway and seating area.

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 via Ipswich 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.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: D

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

VIEWING

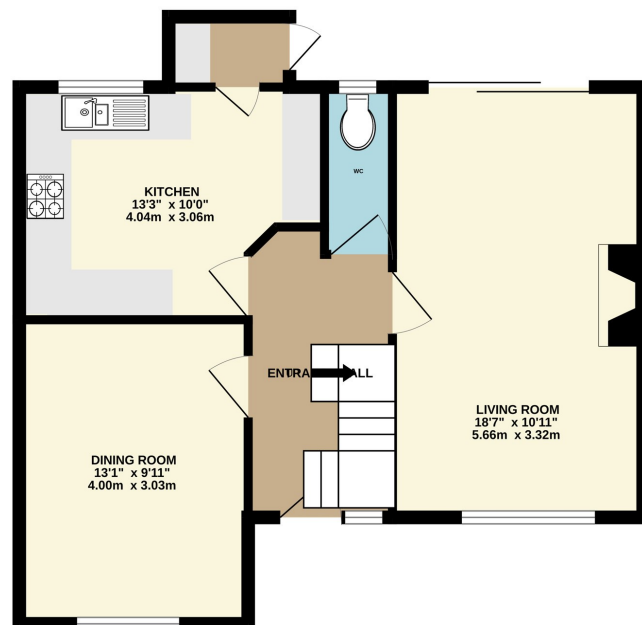
By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

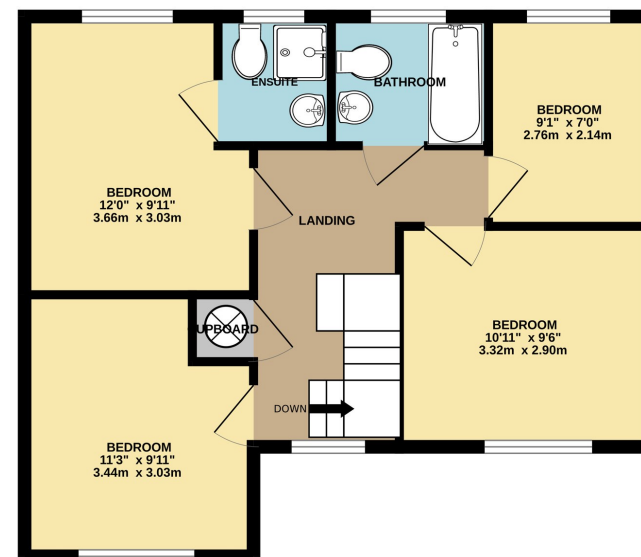
email: saxmundham@jennie-jones.com

EPC RATING = D

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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.











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