

EST.  1993

JENNIE JONES

ESTATE AGENTS



GREENWOOD, SANDY LANE, CARLTON, SAXMUNDHAM IP17 2QH

GUIDE PRICE

£469,995

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN/BREAKFAST ROOM; TWO GROUND FLOOR BEDROOMS; GROUND FLOOR SHOWER ROOM; UTILITY; FIRST FLOOR LANDING; TWO BEDROOMS (ONE WITH EN SUITE BATHROOM); ATTRACTIVE LANDSCAPED GARDENS OF APPROX ONE THIRD OF AN ACRE(STS) OFF ROAD PARKING; GARAGE; GARDEN SHEDS; GREENHOUSE; SUMMERHOUSE.

This charming detached cottage has been maintained in immaculate order by the current owners and sits in beautiful landscaped gardens in an attractive village location. The property has been added to over the years and offers notably extensive and versatile accommodation on the ground floor. Having many characteristic features including exposed timbers and stripped doors the property would seemingly make an ideal family home or comfortable holiday retreat and thus earliest viewing is strongly recommended. Easy Access to A12.

The front door leads in to the entrance hall which has fitted cupboards and leads through to the well appointed kitchen/breakfast room which has a range of floor, drawer and wall cupboards, with china sink, single drainer inset, four ring induction hob with cooker hood over, separate eyelevel double oven, built in fridge and built in dishwasher. Central island with breakfast bar and built in cupboards. The hallway off the kitchen gives access to all rooms with the sitting room being dual aspect with double doors to the garden and having a hearth with log burner, surround and mantelpiece. There is a separate dining room with exposed timbers and the main double ground floor bedroom has a fitted wardrobe cupboard, a second single bedroom which has a fitted child's bunk (this room could be used as a study if required) and the ground floor shower room has a glazed shower cubicle, wash basin with drawers under and WC. On the first floor the landing gives access to both bedrooms, both of which can take double beds and the larger room has an en suite bathroom with bath, pedestal wash basin and WC. Integral to the property but accessed from outside only is the utility room with plumbing for washing machine, space for tumble dryer and water softener. The landscaped and well tended gardens are a major feature of the property and are mainly laid to lawn interspersed with shrub, flower and vegetable beds. Attached to the property is a paved patio, perfect for sitting out and two garden sheds, a summerhouse and greenhouse. Hard standing provides off road parking and leads to a single garage with log store at the side.

The village of Carlton lies to north of the market town of Saxmundham and has the amenities of a primary school together with an excellent pub - the Poacher's Pocket. 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. Saxmundham which is about a 1 mile away has a railway station which provides connecting services to London Liverpool Street and the town 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
 01394 383789

COUNCIL TAX BAND = E

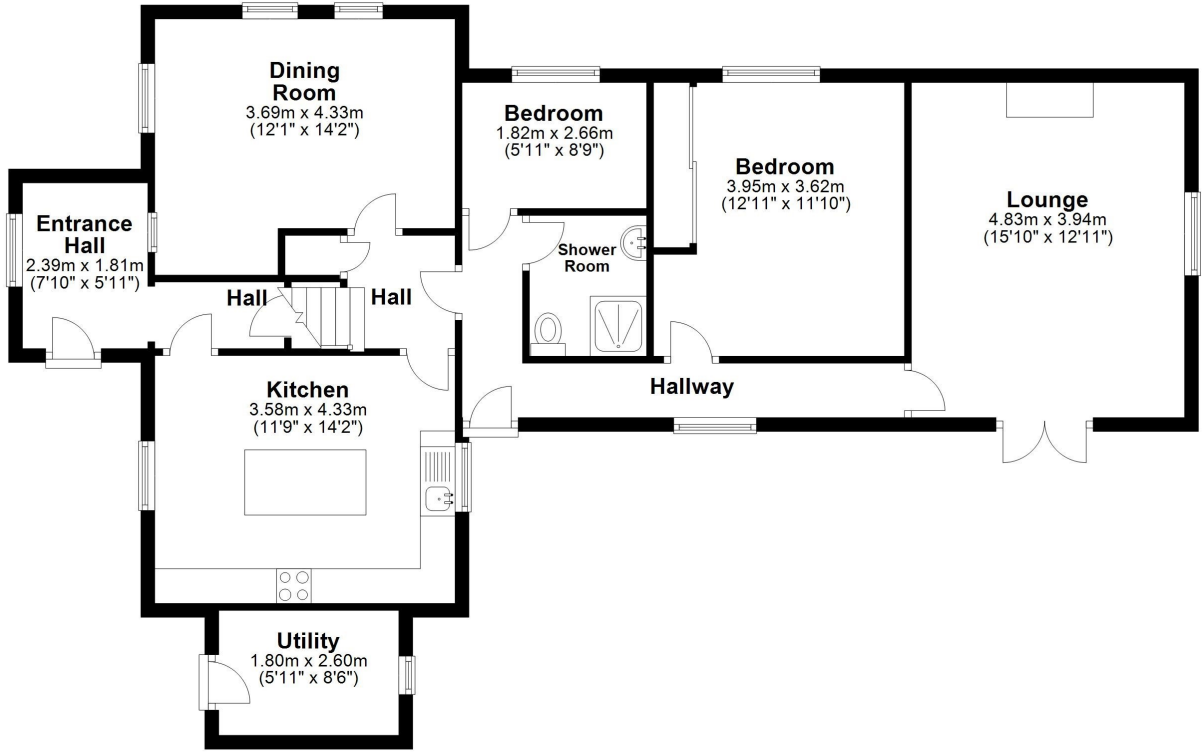
SERVICES: Mains water, electricity are available to the property. Drainage to private system.

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

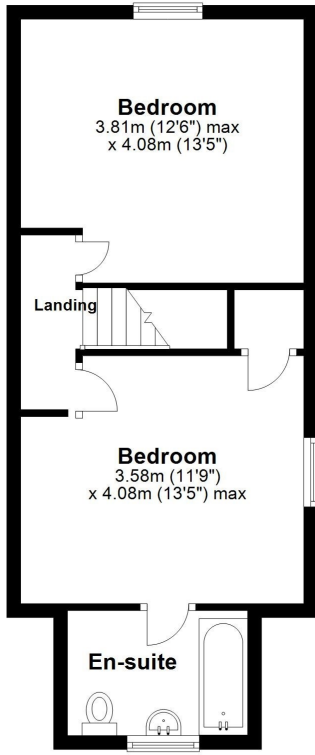
EPC RATING = F

TENURE:
 Freehold

Ground Floor
 Approx. 96.8 sq. metres (1042.0 sq. feet)



First Floor
 Approx. 39.4 sq. metres (423.6 sq. feet)



Total area: approx. 136.2 sq. metres (1465.6 sq. feet)

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.









