

EST.  1993

JENNIE JONES

ESTATE AGENTS



Fairfield Road, Saxmundham, IP17 1EG

GUIDE PRICE

£375,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN; GARDEN ROOM; FIRST FLOOR LANDING;  
THREE BEDROOMS; BATHROOM; GAS FIRED CENTRAL HEATING;  
GARDENS; OFF ROAD PARKING AND GARAGE**

### **THE PROPERTY**

This detached family house is situated in popular residential area and is within walking distance of the market town of Saxmundham. The property offers accommodation over two floors and is light and spacious with well proportioned rooms, in need of some updating 75 Fairfield Road benefits from gas fired central heating and sealed unit double glazing and would ultimately make a comfortable home in a quiet and popular location and thus earliest viewing is recommended.

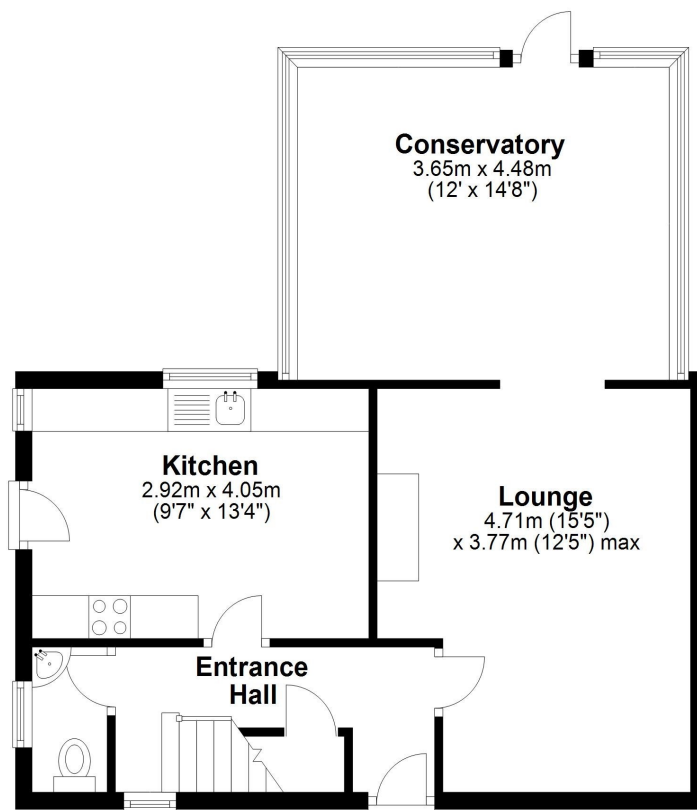
Enter via the front door into an entrance hall which has stairs to the first floor with understair cupboard and gives access to the ground floor cloakroom with WC and washbasin. The sitting room has a fireplace with mantelpiece and hearth and which houses a log burner and there are cupboards and shelves either side. An archway leads through to the garden room which is fully double glazed with door to the rear garden. The kitchen has a range of fitted units with fitted worksurface with stainless steel sink with single drainer inset and tiled splashbacks. Fitted electric Aga and plumbing for washing machine. On the first floor the landing has an access hatch to the loft and there are three bedrooms (two doubles and a single) and a bathroom with panelled bath and overbath shower and glazed shower screen, pedestal washbasin with mixer tap, WC and heated towel rail. Outside there is off road parking at the front of the property and behind there is a good sized garden with paved patio and is laid to lawn with surrounding borders and a summerhouse.

### **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.

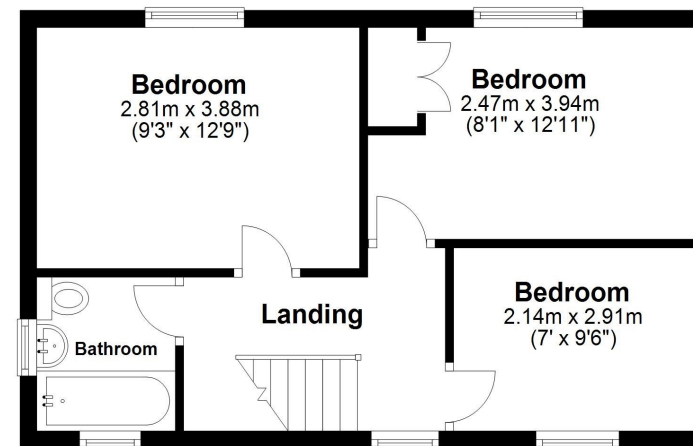
## Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 sq. feet)

### 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 water, gas, electricity and drainage are available to the property. Central is provided by an a gas firedboiler with radiators throughout the property

### VIEWING

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

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.









