

EST.  1993

JENNIE JONES

ESTATE AGENTS



2 Blyth Villas, Holdens Lane, Sweffling, Suffolk IP17 2BW

GUIDE PRICE

£369,995

SUMMARY OF THE ACCOMMODATION

**ENTRANCE PORCH; ENTRANCE HALL; SITTING ROOM; KITCHEN/DINING ROOM; UTILITY ROOM;
CONSERVATORY; GROUND FLOOR BATHROOM
LANDING; FOUR BEDROOMS; GOOD SIZED GARDENS; WORKSHOP; OFF ROAD PARKING**

THE PROPERTY

An extended four bedroom semi-detached house in a semi rural location with views to the front and rear over farmland. The accommodation in brief comprises an entrance porch and entrance hall with spiral staircase leading to the first floor landing. Off the hallway is a ground floor bathroom with bath, shower, basin and toilet. There is a spacious sitting room with open fireplace and sliding door to the conservatory which has doors opening to the rear garden and an electronically operated sun blind/awning. The kitchen is fully fitted with base and wall mounted units and there is a dining area. Adjoining is the utility room which has base and wall mounted units, space for fridge, plumbing for washing machine and wall mounted gas (LPG) fired boiler. To the first floor are four bedrooms and a family bathroom. At the front of the property is an area of garden and a driveway with ample parking for two/three vehicles. A gate at the side of the house gives access to the rear garden which is enclosed and mainly paved. There is a very useful workshop and timber summerhouse.

LOCATION

This part of Suffolk is a haven for naturalists, artists and musicians. Sweffling is a delightful village which is located between the market towns of Saxmundham and Framlingham. The village has an award winning pub, The White Horse, and its own tennis court. There is also a bowling green which has a flourishing club and a children's play area. There is a community village shop just over a mile away at neighbouring Rendham and wonderful wildlife walks at the Woodland Trust's Pound Farm at Great Glemham. There are many lovely footpaths through Sweffling and Benhall where the Walled Garden is a favourite destination for keen gardeners. There are excellent shops at Friday street and Marlesford. Saxmundham has a railway station with access to London, Ipswich, Cambridge and Norwich and both Tesco and Waitrose supermarkets. Framlingham is famous for its ancient castle and Market Hill with its range of independent shops and restaurants. There are excellent local schools in both the state and private sector. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall, the nature reserve at RSPB Minsmere, the seaside towns of Aldeburgh and Southwold and unspoilt beaches at Walberswick, Dunwich and Eastbridge. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the Rivers Deben, Alde and Orwell.

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 and electricity are available to the property. Central heating from a lpg gas fired boiler in the utility room with radiators throughout the property. Drainage to shared private system.

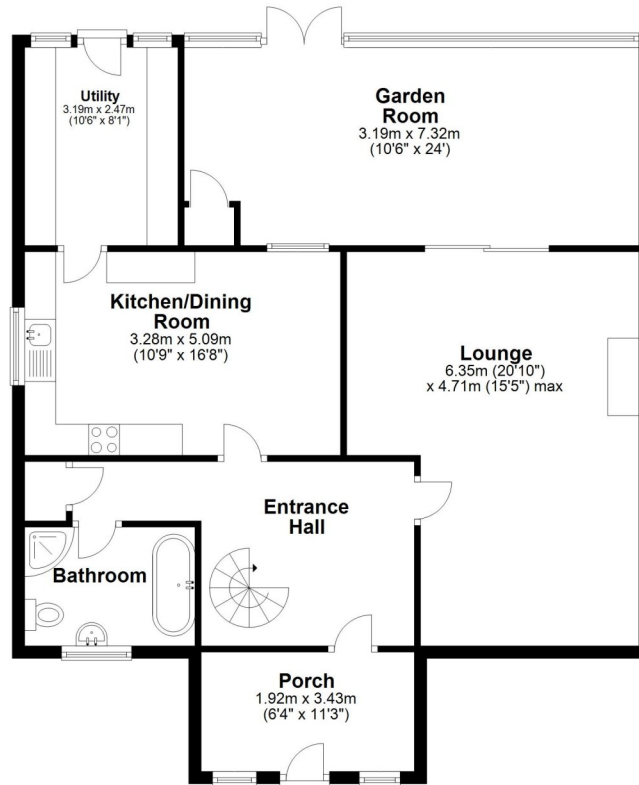
VIEWING

By appointment through Jennie Jones Estate Agents:

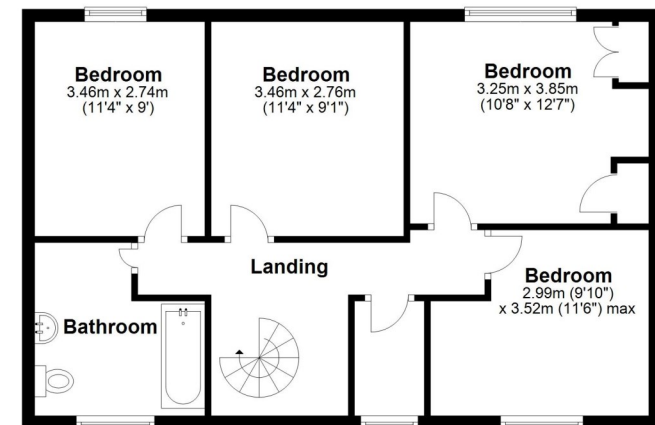
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

Ground Floor
Approx. 102.3 sq. metres (1100.9 sq. feet)



First Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 163.9 sq. metres (1764.0 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.









