



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

BEECH ROAD, SAXMUNDHAM, IP17 1FP

TENURE : FREEHOLD

GUIDE PRICE £500,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Hall

A welcoming hallway with engineered wood flooring, stairs off to the first floor and doors to...

## Cloakroom

Fitted with a WC and vanity wash basin unit with cupboard under and window to front aspect with solid wood shutters.

## Dining Room / Study *3.03m x 2.70m (9' 11" x 8' 10")*

Currently used as a study but a flexible space with engineered wood flooring and window to front aspect with solid wood shutters.



## Living Room *4.68m x 3.86m (15' 4" x 12' 8")*

A spacious living room with a feature fireplace, window to side aspect and glazed double doors overlooking and giving access to the rear garden.

## Kitchen/Breakfast Room *3.92m x 3.80m (12' 10" x 12' 6")*

A well-proportioned kitchen with deVol accessories comprising an extensive range of base units, oak work surfaces with inset Belfast sink, a central island unit incorporating dining space, built-in dishwasher, and other appliances subject to negotiation including cast iron ESSE range cooker, fridge/freezer, washing machine and tumble dryer. Window to rear aspect and door to the...



## Utility Room *2.65m x 1.68m (8' 8" x 5' 6")*

Fitted with base units and work surfaces, with inset sink unit, plumbing for washing machine and tumble drier, wall-mounted boiler servicing hot water and central heating system, and door to the side access to the driveway.

## First Floor Landing

With airing cupboard and doors to...

## Bedroom One *4.28m x 3.17m (14' 1" x 10' 5")*

A generous principal bedroom with built-in double wardrobe, further storage cupboard and windows to front aspect with solid wood shutters, and a door leading to the...

## En-Suite Shower Room

Fitted with a shower enclosure, WC and wash basin. Towel radiator and window to side aspect.

## Bedroom Two *3.29m x 2.74m (10' 10" x 9' )*

Another double with built-in double wardrobe and window to front aspect with solid wood shutters.

## Bedroom Three *2.99m x 2.85m (9' 10" x 9' 4")*

A third double with window to rear aspect and built-in double wardrobe.

## Bedroom Four *3.02m x 2.47m (9' 11" x 8' 1")*

(L-Shaped Room, max measurements provided) with built-in double wardrobe and window to rear aspect.

## Family Bathroom

Fitted with a panelled bath with shower over, wash basin and WC with towel radiator and window to rear aspect.

## Outside

To the front of the property is an open garden with well-stocked beds and a driveway to the side providing off road parking for up to three cars and access to the garage, which has an up-and-over door and power and light connected; gate to rear garden. The secluded rear garden is simply stunning... set in to sleeper-lined beds are a huge array of shrubs, flowers, and trees with shingled pathways and seating areas, an ornamental pond, shed and a greenhouse.

# THE PROPERTY & LOCATION

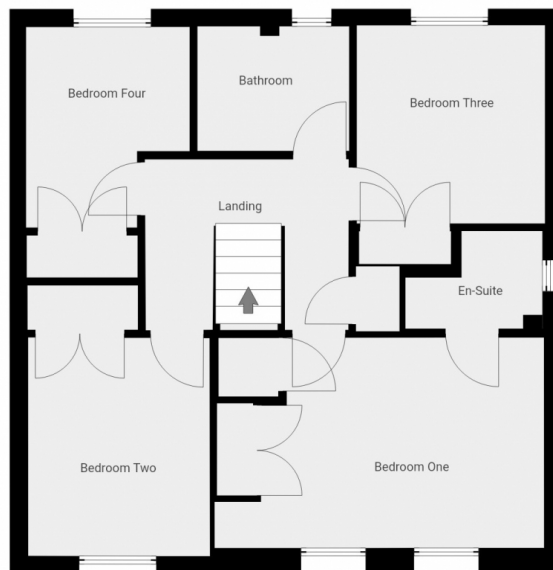
A beautifully presented detached, modern home situated in a popular residential development in Saxmundham. The generous accommodation comprises four double bedrooms with en-suite to the principal bedroom and a family bathroom, two reception rooms, a superb farmhouse-style kitchen/breakfast room and a cloakroom. There's also a generous driveway, a garage and an incredible landscaped garden.

Situated on the edge of Saxmundham, and built by Hopkins Homes; a local firm renowned for tasteful and high-quality developments, the location is well served by amenities including two supermarkets (Waitrose & Tesco) within 5 minutes walking distance, as well as other retail, leisure and educational facilities including a post office, pharmacy, doctors, vets, hotel, hairdressers, restaurants and takeaways. Saxmundham also has a mainline railway station (Ipswich 35 mins, London Liverpool St. 1 hr 55 mins), excellent road links to Aldeburgh, Southwold and Woodbridge.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 2 Beech Road, IP17

- Beautifully Presented Detached Home
- En-Suite To Bedroom One
- Recently Installed Farmhouse Style Kitchen
- Garage & Driveway
- Four Double Bedrooms
- Two Reception Rooms
- Gas Central Heating & Double Glazed Windows
- Stunning, Secluded Landscaped Rear Garden



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