

EST.  1993

# JENNIE JONES

ESTATE AGENTS



Holly Way, Saxmundham, IP17 1FU

GUIDE PRICE

£299,995

## **SUMMARY OF THE ACCOMMODATION**

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

### **THE PROPERTY**

This semi detached family home occupies a quiet location and has been maintained in excellent contemporary decorative order and is situated in a popular and sought after residential area within easy walking distance of the town centre and amenities of the market town of Saxmundham. 8 Holly Way 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 with wash basin and WC. The living room has a timber laminate floor and double doors to the kitchen/dining room which has a good range of floor and wall units with fitted worksurface having stainless steel 1 ½ bowl sink with single drainer inset. 4 ring gas hob with cooker hood over and double oven under. Plumbing for washing machine and dishwasher. Tiled floor. Cupboard housing gas fired boiler for central heating and hot water. On the first floor the landing has a built in cupboard with hot water tank and the master bedroom has an en-suite shower room with three piece suite. There are two further bedrooms and a family bathroom with panelled bath with shower mixer tap, pedestal wash basin and WC. Outside the front garden is laid to shrubs and a private parking space leads to the separate single garage with up and over door, light and power connected and courtesy door to the rear garden. Behind the property is a paved patio and the landscaped rear garden is laid to lawn with a further patio and raised shrub and flower borders. **THIS PROPERTY IS BEING OFFERED CHAIN FREE.**

### **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: C**

**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

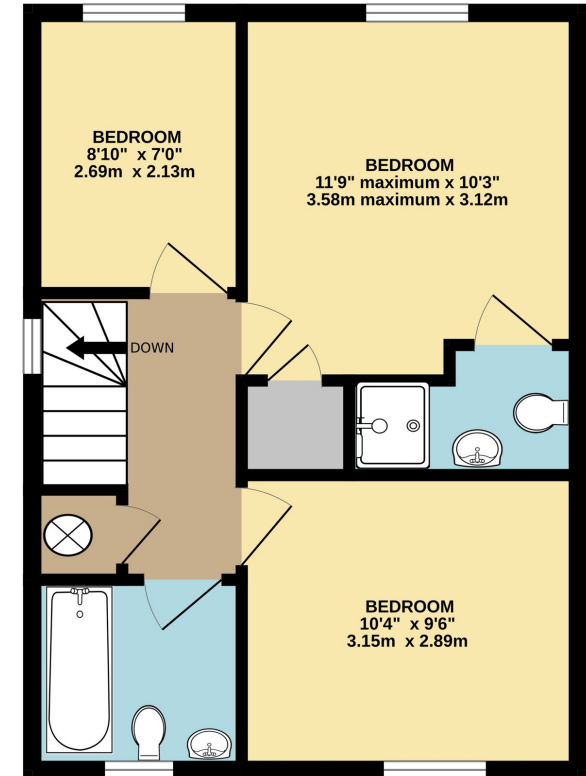
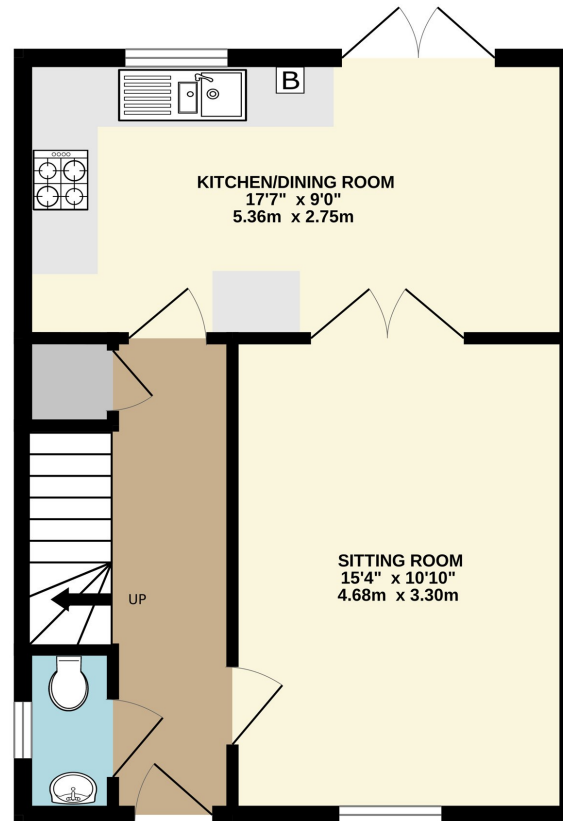
**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

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

**EPC RATING = B**



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.









