

EST.  1993

# JENNIE JONES

ESTATE AGENTS



Sunnyside, Main Road, Kelsale, Saxmundham, IP17 2NS

**GUIDE PRICE**

**£275,000**

## **SUMMARY OF THE ACCOMMODATION**

**PORCH; ENTRANCE HALL; SITTING ROOM; SPACIOUS KITCHEN/DINING AREA; UTILITY LOBBY;  
SEPARATE WC; BATHROOM.  
THREE FIRST FLOOR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)  
FRONT AND REAR GARDENS**

### **THE PROPERTY**

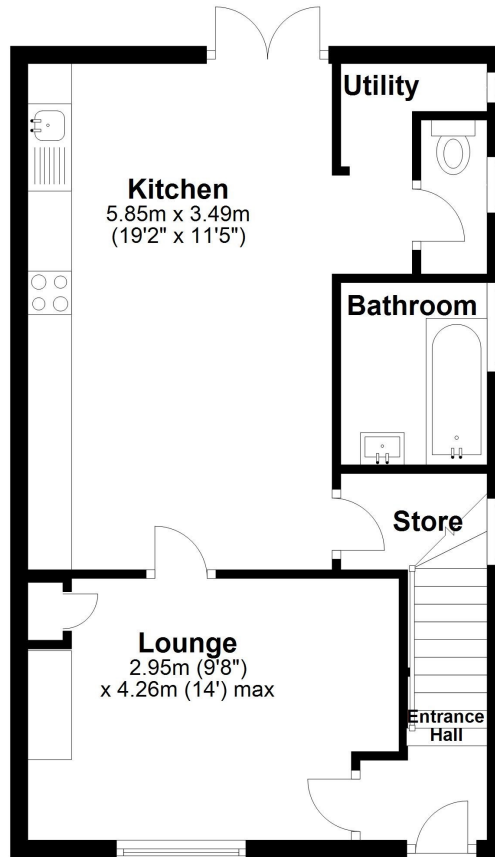
Sunnyside is a three bedroom semi-detached family house that has been refurbished in recent years. A front entrance door below a recently fitted porch opens to the entrance hall with stairs to the first floor accommodation and door to the sitting room. The sitting room has an open fireplace with cupboard to the side and double glazed window to the front. The kitchen is fully fitted with base and wall mounted units with worksurfaces over. There is a built in oven and hob with extractor over, space for fridge/freezer and plumbing for washing machine. There is a useful shelved pantry cupboard, tiled flooring and double glazed French doors opening to the enclosed rear garden. Just off the kitchen is a useful utility area/recess with window to the side and space for tumble drier, a separate toilet and bathroom comprising a bath with shower over, wash basin, tiled walls and window to the side. The first floor landing gives access to the bedrooms. The main bedroom at the front has a double glazed window to the front and an en-suite shower room. There are two further bedrooms with windows to the rear. To the front of the property is an enclosed garden which is mainly lawn and a path to the side of the house gives access to the rear, the large garden at the rear gives you plenty of parking for several cars, caravan or motorhome.

### **LOCATION**

The village of Kelsale has a primary school at Carlton together with an excellent pub - the Poacher's Pocket. Kelsale . 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. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

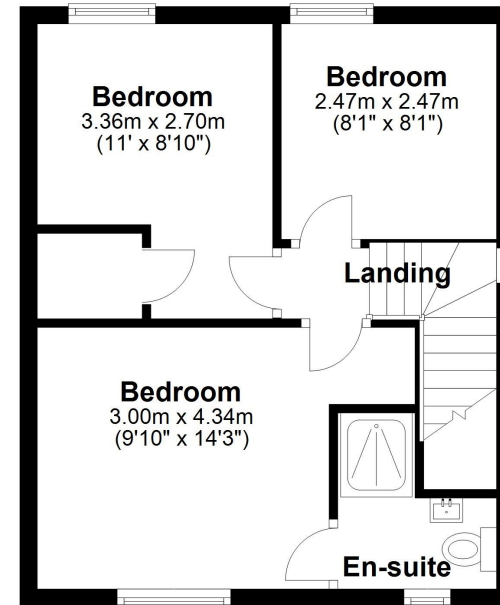
## Ground Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)

### LOCAL AUTHORITY

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
01394 383789

**COUNCIL TAX BAND = B**

**SERVICES:** Mains water, electricity and  
drainage are available to the property.  
Heating by gas fired boiler.

### 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**

### TENURE:

Freehold

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.



















