

EST.  1993

JENNIE JONES

ESTATE AGENTS



43A Fairfield Road, Saxmundham, IP17 1BB

GUIDE PRICE

£450,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL/RECEPTION ROOM; SITTING ROOM; SPACIOUS KITCHEN AND DINING AREA; UTILITY ROOM;
MAIN BEDROOM WITH EN-SUITE SHOWER ROOM; SECOND DOUBLE BEDROOM; FAMILY BATHROOM;
GARDEN AND GARAGE
NO ONWARD CHAIN**

THE PROPERTY

A delightful detached bungalow built approximately ten years ago to a high specification. Main benefits include light and airy accommodation, double glazed doors and windows and underfloor heating throughout. The property has been well cared for by the current owner and consequently it is in very good order. To appreciate the bungalow fully, internal viewing is highly recommended. The accommodation comprises an entrance door which opens to a spacious reception hall which could be used in a number of ways, this room has double glazed French doors opening to the garden. There is an inner hallway with built in cupboards housing the meters and all of the controls for the underfloor heating system. The hall leads to the utility room with double glazed door to the side, wall mounted gas boiler, plumbing for washing machine and space for drier, a sink with mixer tap and work surface. The spacious kitchen with dining area is very well appointed with a good range of base and wall mounted units with work surfaces over. There is a sink with mixer tap, built in eye level oven, hob with extractor hood over, integrated fridge, freezer and dishwasher, wood flooring, windows to either side, recessed ceiling lights and a door to the sitting room. The sitting room has double glazed French doors to the garden, a feature gas fireplace with surround and wood flooring. The main bedroom has double glazed windows to the side and rear, a good range of built in wardrobe cupboards and a door to the ensuite shower room comprising a good size shower, wash basin, toilet, ceramic tiled flooring, ample wall tiling and a towel radiator. The second bedroom has a double glazed window to the front and built in wardrobe cupboard. The family bathroom has a double glazed window to the front, bath with shower over, wash basin, toilet, tiled floor and walls and heated towel radiator. There is an enclosed garden with lawn and paved patio area and a single garage with electrically operated door, power and lighting.

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 to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast

LOCAL AUTHORITY

East Suffolk Council

COUNCIL TAX BAND = E

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

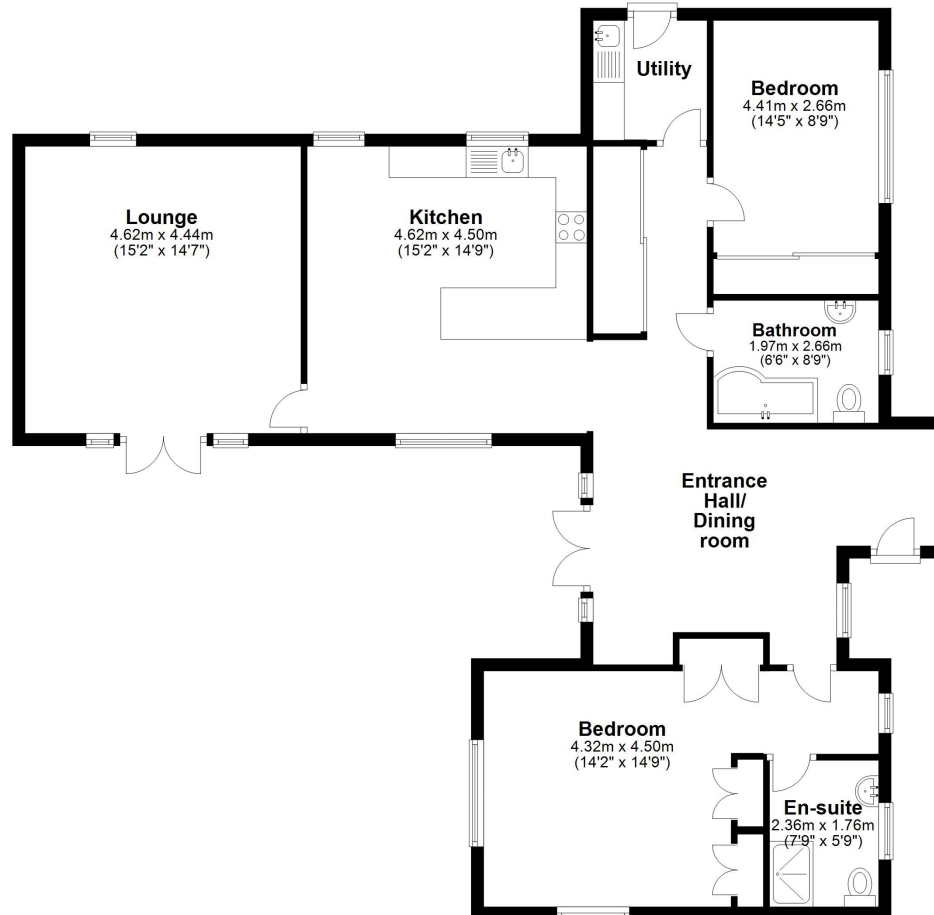
EPC RATING = C

TENURE:

Freehold

Ground Floor

Approx. 115.0 sq. metres (1237.6 sq. feet)



Total area: approx. 115.0 sq. metres (1237.6 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.









