A spacious detached bungalow situated in grounds of half an acre, in a secluded setting within the heart of Saxmundham, close to Waitrose, & with delightful views of the adjacent countryside.

Hallway, kitchen/breakfast room, utility room, dining room, sitting room/library, drawing room and study. Four bedrooms and three bath/shower rooms. Beautiful mature gardens and grounds extending to approximately half an acre.
Location
The Chestnuts has the best of both worlds with its stunning views over the garden and open countryside, yet at the same time being within walking distance of the town centre and all it has to offer. Waitrose and Tesco supermarkets are just along the road, and the High Street offers cafes, businesses and all day to day shopping facilities. Again, in walking distance is the railway station, which has a regular train service to London’s Liverpool Street Station via Ipswich.

To the east lies the Suffolk Heritage Coast with the popular centres including Aldeburgh, Thorpeness, Walberswick, Southwold and Orford. The renowned Snape Maltings Concert Hall, home of the Aldeburgh Festival is about 3 miles to the south and the county town of Ipswich lies under 22 miles to the south-west.

Description
The Chestnuts was built during the 1970s and is of traditional brick construction under a pantiled roof. It offers large, well proportioned rooms and extends to some 2,700 sq ft. A later extension added an annexe to the bungalow comprising a bedroom, sitting room and kitchen. More recently this has been converted to provide further accommodation to the main bungalow, but reversion to the former layout would allow for dual family occupation.

The bungalow enjoys wonderful views to the west and south over its gardens and neighbouring meadowland. Great care has been taken to maintain the attractive mature gardens and grounds extending to approximately half an acre.

The Accommodation

A covered porch with overhead light and door flanked on one side by glazed panels gives access to the

Hallway
North facing window. Built-in cupboard with shelving and coat pegs. Radiators. Wall light points. Doors lead off to the

Dining Room  18’9 x 13’ (5.72m x 3.96m)
North facing window. Laminate wood flooring. Radiator. An open archway leads through to the
**Kitchen/Breakfast Room 22’ x 12’ (6.40m x 3.66m)**
An attractive bright room with wonderful south facing views over the far reaching countryside. Fitted with a modern range of wall units. Space and plumbing for dishwasher. Work surface incorporating a stainless steel sink. Two oven Green gas Aga. Spotlighting. Laminate wood flooring. Glazed sliding doors lead out to the exterior and a further doors opens to the
**Utility Room** 19' x 8'7 (5.79m x 2.62m)
North facing window. Fitted with a range of high and low level wall units. Work surface with sink. Large built-in cupboard. Space for washing machine, tumble dryer and water softener (this room could be restored to its original use as an integral garage). Door to the exterior and a further door to the

**Boiler Room**
Housing the boiler, which serves domestic hot water and central heating system.

A further door from the kitchen/breakfast room leads to the

**Sitting Room** 13’ x 12’2 (3.96m x 3.71m)
South and west facing windows enjoying lovely views over the adjoining countryside. Door back to the hallway. The vendor uses this room as a study with a traditional library area.

**Library** 13’ x 9’9 (3.96m x 2.97m)

**Drawing Room** 21’7 x 18’9 (6.58m x 5.72m)
A well proportioned room with south and west facing views over the mature and well kept garden and fields beyond. Fireplace with marble style surround and wooden mantle above. Radiator. The south facing wall has large double glazed sliding doors opening onto a patio area incorporating a pergola with established wisteria and grape vines growing over it.
Further doors from the hallway lead off to the

*Shower Room*
Comprising large shower, pedestal hand wash basin and close coupled WC. East facing windows.

The hallway leads to an

*Inner Hallway*
Built-in airing cupboard with slatted shelving, lagged hot water cylinder and immersion heater. There is a loft hatch, radiators and partially glazed door to the exterior. The inner hallway has direct access to the
Study  13’2 x 10’6 (4.01m x 3.20m)  
East facing window and laminate wood flooring.  This was previously used as a fifth bedroom.

Further doors from the inner hallway lead off to

**Bedroom One**  16’ x 14’11 (4.88m x 4.55m)  
A large dual aspect double bedroom with aspects to the north and west over the front of the property and the garden.  There are double glazed sliding doors opening out onto the west facing terrace and garden.  Twin panel radiator.  Wall light point.

**Bedroom Two**  14’2 x 9’11 (4.32m x 3.02m)  
A double bedroom with west facing window and double doors leading to a Jack and Jill

**Bathroom**  
Twin hand wash basins with cupboard below, close coupled WC and panelled bath in tiled surround with shower fitting over.  Towel radiator.  Wall light with shaver point.  Double doors open to

**Bedroom Three**  13’ x 12’2 (3.96m x 3.71m)  
A double bedroom enjoying lovely views over the garden to the west.  Radiator.  Door back to the inner hallway.
**Bedroom Four**  
12’ x 12’ (3.66m x 3.66m)  
North and east facing window. Radiator. This could be used as a dressing room to the main bedroom.

**Bathroom Two**  
Suite comprising close coupled WC, hand wash basin with wall units and mirror above. Pedestal hand wash basin with tiled splashback and panelled bath with tiled surround. Wall light with integral shaver point. Radiators. East facing window.

**Outside**  
The Chestnuts is approached from Hall Farm drive over which it has a right of way. A tarmac drive leads to the bungalow itself, a large parking area for ample vehicles, and a double garage. This measures 19’10 x 18’2. It has two up-and-over doors to the front (one of which is remote controlled) and a personnel door and window to one side. Power and light are connected.

A wrought iron gate adjacent to the bungalow leads to the rear garden. This is mainly laid to lawn and includes shrubs and trees. There is also a garden shed. Abutting the bungalow are patio areas and lovely views across the adjacent parkland of Hurts Hall.
Site Plan—Indicative only, refer to Land Registry plans
Viewing  Strictly by appointment with the agent.

Services  Mains water, electricity and gas connected. Private drainage system.

Council Tax  Band E; £2,009.15 payable per annum 2017/2018.

Local Authority  Suffolk Coastal District Council; Melton Hill, Woodbridge, Suffolk IP12 1AU; Tel: 01394 383789.

NOTE
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

2. Some photographs used in these particulars were taken previously prior to a fence being constructed.

January 2018
Directions
Entering Saxmundham from the south, turn right at the traffic lights onto the Leiston Road and proceed past Waitrose on the left. Take the track on the right as if going to the church and the driveway for The Chestnuts will be found a short way along on the right hand side. Please note that the postcode for a Satnav is IP17 1EP.