



EH

EXQUISITE  
HOME





*A Delightful Setting...*

Just a few minutes' walk from the High Street on a smart estate built twelve years ago is this charming semi-detached family home. The present owners bought it nine years ago, attracted by its amazing location, a stone's throw from all of the town's facilities and within an easy walk of the station. A handful of the homes on this estate face the woody copse and park with a stream running through it, giving beautiful views and a real sense of secluded country living on the edge of the town. Waitrose is accessed via a little bridge over the stream and the High Street is just beyond. The house, arranged over three floors, was also ideal for the owners to bring up a family with plenty of space and facilities for everyone. Since moving in, they have refloored the hall and cloakroom, redecorated and installed a brand new granite effect sink and taps in the kitchen. The front garden is small and easy to maintain with a hedge. The garage and dedicated parking space is accessed via the back garden gate.

The front door opens into the light, inviting wooden floored hallway with useful cloakroom off. To the right is the spacious lounge with its gas fire in the fireplace and large window, allowing natural light to pour in. Over the years this has been the family room, playing host to many happy Christmases, New Year celebrations and parties. A pair of double doors lead into the kitchen/diner with its cream cabinets, Hotpoint integrated electric oven, gas hob and extractor hood and ample storage. There is a good sized dining area with patio doors straight out into the garden. This is a lovely space for family meals, kitchen suppers, informal dining and Christmas meals. In the summer time with the doors thrown open, barbecues and drinks parties utilise both the inside and outside space.







### *Spacious Rooms With Wonderful Views*

The staircase rises to the first floor landing from which radiate two double bedrooms and the family bathroom. Bedroom one has a smart, contemporary en suite shower room and a fitted cupboard, as well as delightful views out over the copse, deer wander in the wood and the sound of birdsong can be heard all year round. The second bedroom is also a double and could be used as guest accommodation or a home office if desired. The spacious three piece family bathroom has a bath with shower over. The second floor, up in the eaves, is where the principal bedroom can be found. Large and inviting, with natural light flooding through the skylight, it also benefits from a walk in wardrobe and a smart en suite shower room. It has been ideal for a study area in the past and works well as a bedroom/home office. Equally, depending upon the family configuration, the three bedrooms can be used for their original purpose.

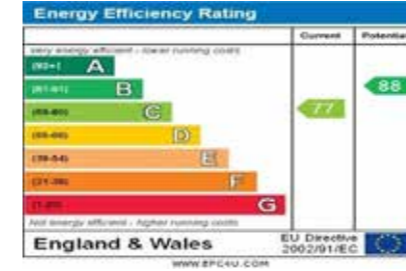




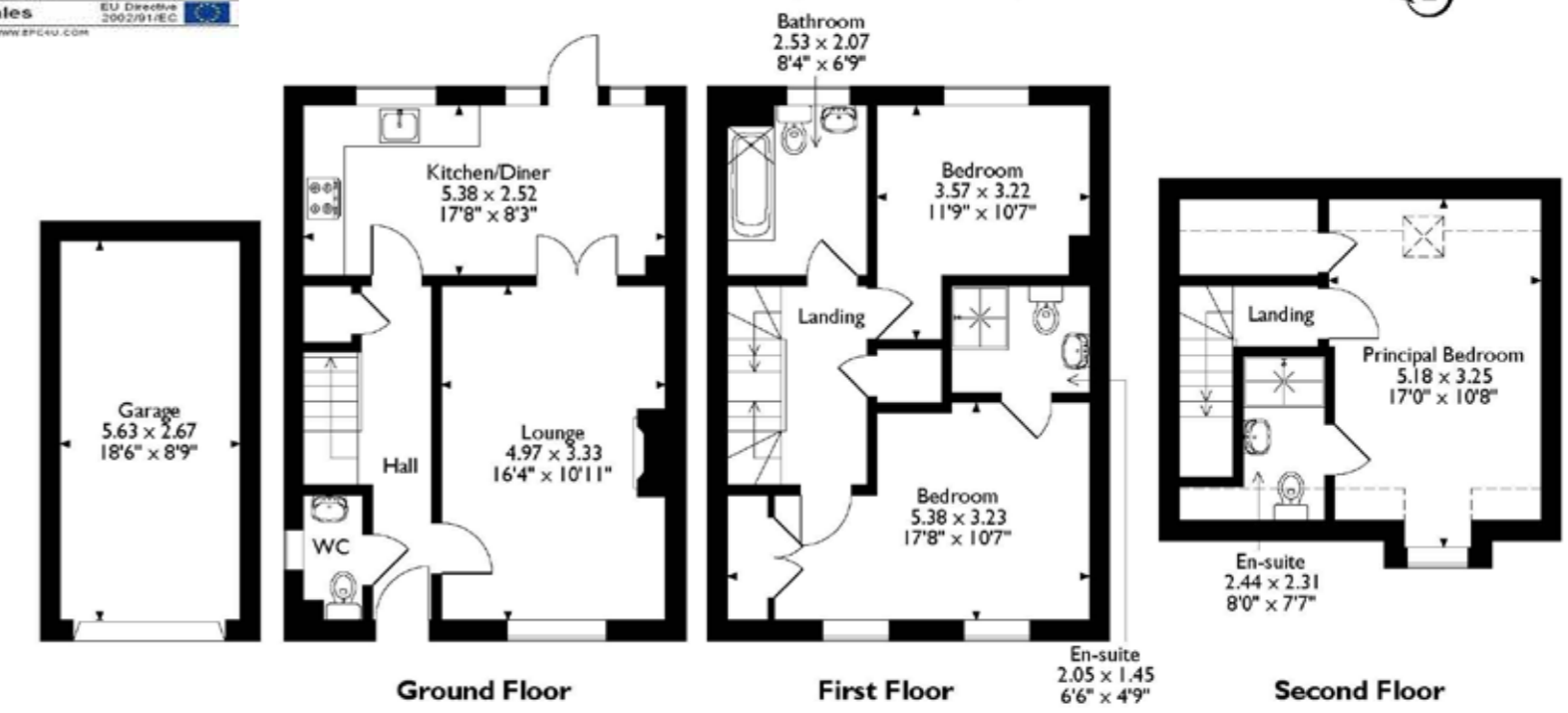
# LOCATION

The rear garden has a small paved patio area at the back of the house with the rest laid to lawn. There is a small herb garden by the patio doors, a rose bush and a shed with power and light. There is enough room to put in a veg patch, more flower beds or even a small home office if desired. A small sheltered seating area is located to the rear of the garden and steps lead up to a paved area and thence to the back gate leading out to the garage and parking space. The estate is extremely close-knit and friendly and has the perfect location in this friendly and thriving market town.

East Suffolk encompasses rivers, heaths and woodland, with the river Alde winding through towns and villages on its way to the sea. The stunning Heritage Coast on the edge of the North Sea is a huge draw in this region with its gracious resorts of Walberswick, Southwold, Aldeburgh and Thorpeness as well as RSPB Minsmere. The historic market towns of Framlingham, Woodbridge and Saxmundham add beauty and bustling commerce and there is a multiplicity of fascinating and unique entertainment available from museums to historic sites to ancient monuments. Transport links are excellent in this part of the county with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford. There are regular fast services into Ipswich on the East Suffolk Line and thence straight into London Liverpool Street in under two hours, making this part of Suffolk ideal for those who commute to work. The market town of Saxmundham sits in the River Fromus valley, just under fourteen miles northeast of beautiful Woodbridge and twenty one miles northeast of the county town, Ipswich. It has held a market charter since at least 1272 and there is still a weekly market in the Market Place. Saxmundham is known for its Victorian architecture, but features remain dating back further in time, including the beautiful Grade II\* listed parish church of St John the Baptist, the earliest part of which was constructed in the eleventh century. The town was mentioned in the Domesday Book and its name is thought to be Old English for "the village or estate belonging to Seaxmund." Well served with facilities, there is a station with trains running south into Ipswich and thence to London Liverpool Street, and north to Lowestoft. There is a primary school, a Waitrose and Tesco, two pubs and a good mix of independent shops, restaurants and cafes.



Approximate Gross Internal Area  
 Main House = 103 Sq M/1108 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 118 Sq M/1269 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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