

EST.  1993

JENNIE JONES

ESTATE AGENTS



93 Lincoln Avenue, Saxmundham, Suffolk, IP17 1BY

Guide Price

£245,000

SUMMARY OF THE ACCOMMODATION

**PORCH; ENTRANCE HALL; CLOAKROOM; SITTING ROOM/DINING AREA; KITCHEN; UTILITY ROOM;
LOBBY/STUDY; TWO DOUBLE BEDROOMS; FAMILY BATHROOM;
FRONT AND REAR GARDEN; DRIVEWAY.
NO ONWARD CHAIN**

THE PROPERTY

A deceptively spacious link detached property situated in a cul-de-sac within this popular area of Saxmundham. The house benefits from a lovely corner plot with potential to extend, subject to planning consent, and has a large enclosed rear garden, driveway with ample parking space, gas fired central heating, double glazed windows and doors and newly fitted flooring throughout. The accommodation comprises a useful porch which opens to the entrance hall, with stairs to the first floor, a fully tiled cloakroom with toilet and vanity style wash basin, built in cloaks cupboard and doors to the sitting room /dining area and kitchen. The Sitting room/dining area has a window to the front aspect and window and door to the rear. There are two radiators, new flooring and a wide opening to the kitchen. The kitchen has a window overlooking the garden, 1½bowl sink with mixer tap, a good range of wall and base units with work surfaces over and tiled splash backs. There is a built in oven and inset hob with integrated extractor fan over, two built in pantry cupboards and a fridge/freezer space. There is a utility room with sink and plumbing for dishwasher and a door opens to the rear lobby which has units, plumbing for washing machine, door to the exterior. This room would make a pleasant garden room or office. Stairs from the entrance hall lead to the landing, with high level window to the front aspect, loft access hatch, built in shelved airing cupboard housing the boiler and water tank and a further built in cupboard. Bedroom one has a double glazed window to the rear aspect, two spacious built in double wardrobes and radiator. Bedroom two has a window to the front, radiator and built in wardrobe cupboard. The family bathroom has a window to the rear and comprises a panelled bath with shower attachment, toilet, wash basin and towel radiator. To the front of the property is a pretty garden with a driveway with parking for a number of vehicles. A gate at the side of the house gives access to the large enclosed rear garden which is mainly lawn and has a good selection of mature shrubs and ornamental trees. There is a paved patio, a timber workshop and timber garden shed, both with power.

An internal inspection of the property is strongly recommended in order to fully appreciate the accommodation offered.

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 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 Aldeburg 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 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 connected. Heating is by gas fired boiler.

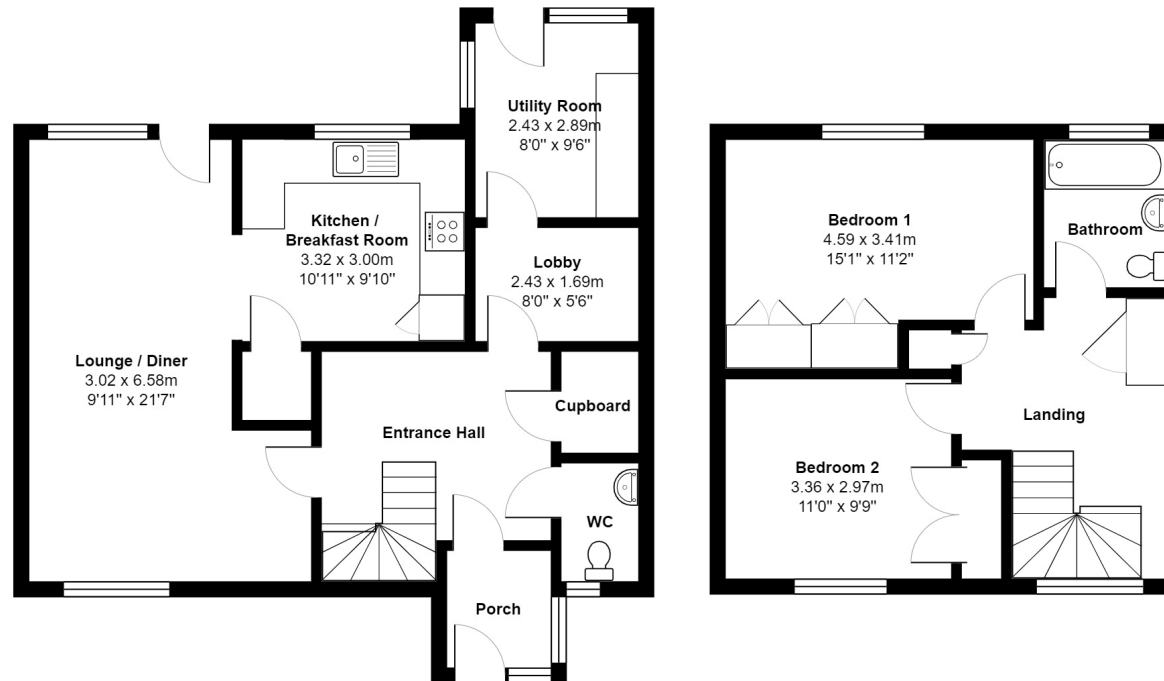
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D



Total Area: 109.0 m² ... 1173 ft²

All measurements are approximate and for display purposes only

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