

EST.  1993

JENNIE JONES

ESTATE AGENTS



18 Heron Road, Saxmundham, Suffolk, IP17 1YT.

GUIDE PRICE

£369,950

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; STUDY; SITTING ROOM: OPEN PLAN KITCHEN/DINING/SITTING AREA;
LANDING; FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM
FRONT, SIDE AND REAR GARDEN; DRIVEWAY AND SINGLE GARAGE.**

NO ONWARD CHAIN.

THE PROPERTY

A very well presented detached modern property in a good location just a short distance from all local amenities. The property has been well cared for by the current owners and consequently it is in very good order throughout. Main benefits include double glazing, light and airy rooms and gas fired central heating. A front entrance door beneath a storm porch opens to the entrance hall with built in cupboard, radiator, stairs to the first floor and doors to the study, sitting room, kitchen and cloakroom. The cloakroom has a window to the front aspect, close coupled toilet, wash basin, towel radiator and fully tiled walls and floor. The study has a window to the front and side and a radiator. The well proportioned sitting room has a window to the side, window to the rear and French doors opening to the garden, there is a feature freestanding fireplace, two radiators and doors to the kitchen. The open plan kitchen/dining/sitting area has a window to the front and French doors opening to the garden. There is a good range of base and wall mounted units with work surfaces over and tiling. A stainless steel 1½bowl sink with mixer tap, built in eye level oven, inset hob with extractor over, integrated dishwasher and fridge/freezer and plumbing for a washing machine. The gas fired boiler for central heating and hot water is concealed within one of the wall mounted units. There are two radiators, a glazed ceiling over the sitting area and ceramic tiled flooring. Stairs from the entrance hall lead to the landing with window to the side aspect, built in shelved airing cupboard housing the hot water cylinder, hatch with ladder giving access to part boarded loft space. The main bedroom has a window to the rear aspect, two built in double wardrobes, a radiator and door to the en-suite. The en-suite comprises a shower cubicle, vanity wash basin, close coupled toilet, towel radiator fully tiled walls and floor and a window to the front. Bedroom two has a window to the rear, built in wardrobe cupboard and windows to the rear and side. The third bedroom has windows to the front and side and a radiator. Bedroom four has a window to the rear and radiator. The family bathroom with window to the front comprises a panelled bath with shower over, pedestal wash basin, close coupled toilet, a towel radiator and ample wall tiling. OUTSIDE. There is a small garden area to the front and side of the property with borders containing mixed planting and stones. The rear garden is enclosed by brick walls and has been hard landscaped for ease of maintenance. There is a border containing mixed planting, brick barbecue, a water feature and external power and lighting. A gate gives access to the driveway which in turn leads to the single garage with light and power connected.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

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

COUNCIL TAX BAND: = D

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

TENURE: Freehold

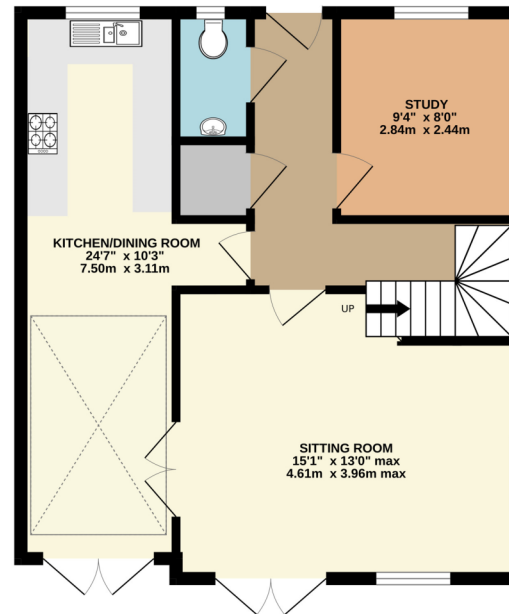
VIEWING

By appointment through Jennie Jones Estate
Agents:

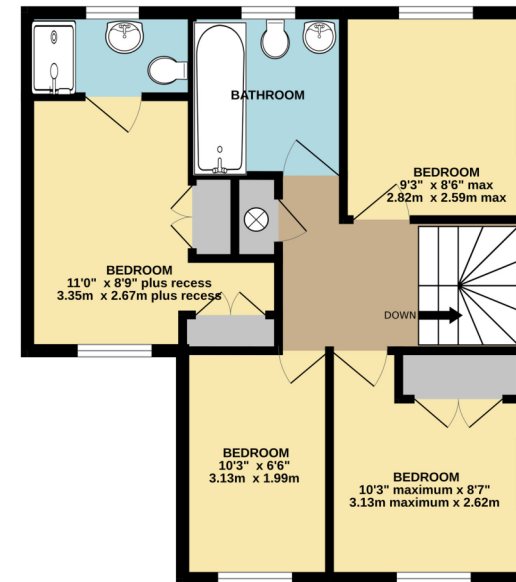
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: =

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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