

EST.  1993

JENNIE JONES

ESTATE AGENTS



16 Smyth Close, Peasenhall, Suffolk, IP17 2HE.

GUIDE PRICE

£515,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; OPEN PLAN KITCHEN/DINING/SITTING; LARGE UTILITY ROOM; LANDING; THREE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; ALLOCATED COVERED PARKING SPACE.

THE PROPERTY

A delightful family home situated within a gated residential area of Smyth Close, close to all local amenities. The property has been extended and refurbished recently by the current owners to a high specification and consequently it is in immaculate condition throughout. The accommodation comprises a half glazed front entrance door which opens to the spacious entrance hall with stairs to the first floor, understairs storage cupboard. Exterior door to the rear and wood effect flooring. Glazed double doors open to the sitting room with two double glazed windows to the side and a double glazed window to the front. There is a feature brick fireplace and hearth housing a cast wood burning stove and two radiators. The dining room has a double glazed window to the front and radiator. This room could be used as either a ground floor bedroom or home office. The open plan kitchen/dining/sitting room has a good range of base and wall mounted units with work surfaces over and splash backs. There is a built in eye level oven and inset hob set within a central island, integrated fridge, integrated freezer and integrated dishwasher. Over the dining/sitting area is a large skylight and bi-fold doors with sliding fly screen opens to the garden. The utility room is very spacious and has been very well designed comprising a window to the rear aspect, a range of base and wall mounted units with work surfaces over and tiled splash backs, 1 1/2 bowl sink with mixer tap, plumbing for washing machine, wall mounted oil fired boiler for central heating and hot water and a close coupled toilet. Stairs from the entrance hall lead to the light, airy and spacious landing with windows to front and rear aspects, radiator, built in shelved airing cupboard housing the hot water tank and loft access hatch. Bedroom one has a window to the front aspect, radiator and opening to a dressing area with window and two double built in wardrobes, through the dressing room is the en-suite shower room with window, walk in shower, wash basin and toilet. The second bedroom has windows to the front and side aspects, radiator and door leading to the en-suite, with window to the side shower cubicle, wash basin, close coupled toilet and radiator. Bedroom three is a small double with window to rear and radiator. The family bathroom has a window to the rear and comprises a panelled bath with shower attachment, vanity style wash basin, close coupled toilet, ample tiling and radiator. Outside - There is an enclosed garden to the front of the property which has been designed for ease of maintenance with mature shrubs and plants and gravelled area. A gate at the side gives access to the side garden which has also been hard landscaped with paving and decking. There is a timber garden shed, greenhouse, pergola and lovely view to the Church. Situated just a short distance from the house is the covered parking space with additional parking in front.

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

LOCATION

The sought after village of Peasenhall's High Street which has an excellent village shop, Emmetts the renowned delicatessen, and a tea shop. The village hall is frequently used for various events such as film nights and the adjoining village of Sibton has the White Horse public house which offers an extensive menu. Waitrose and Tesco supermarkets can be found at the market town of Saxmundham which also has a railway station which offers a service via Ipswich to London Liverpool Street in about 2 hours. Attractions of the East Suffolk Heritage Coast are all within driving distance and include the RSPB sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh (the latter being home to the internationally famous music festival).

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = E

SERVICES:

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

TENURE: Freehold

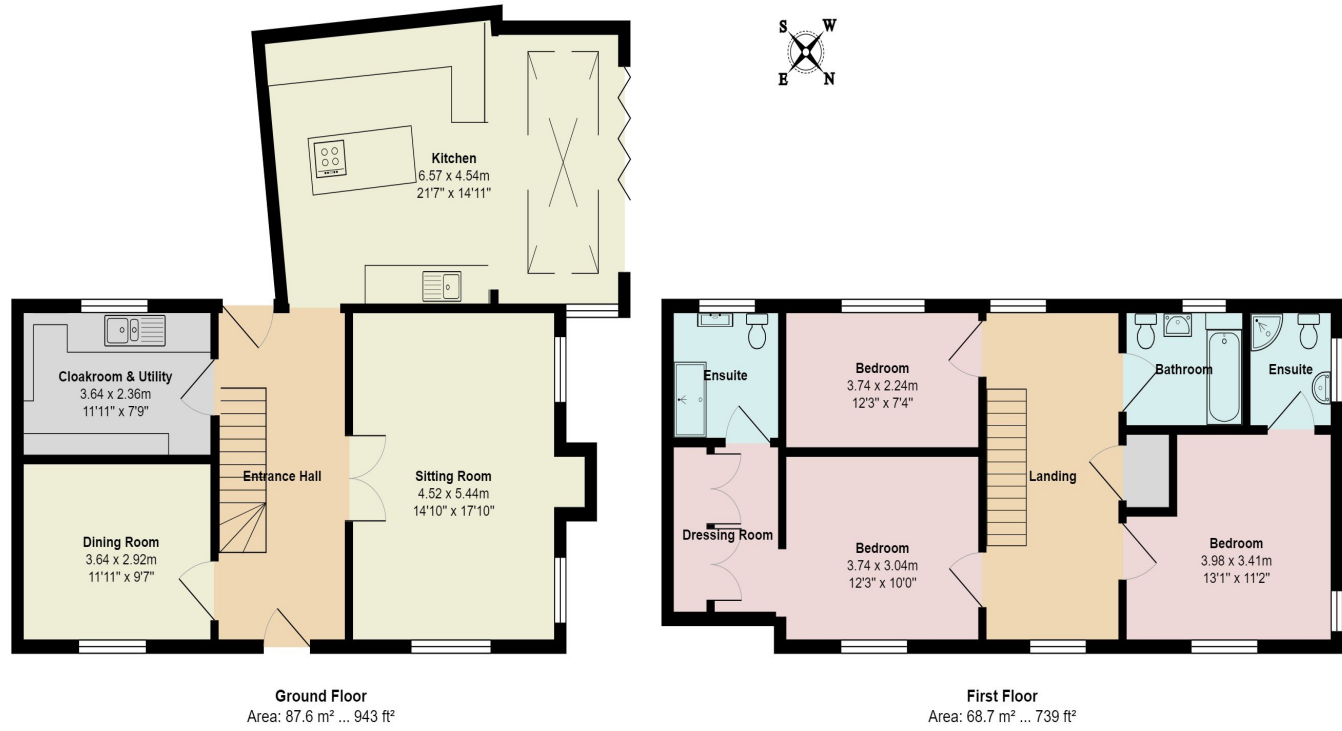
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = C



Total Area: 156.3 m² ... 1682 ft²

All measurements are approximate and for display purposes only

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.









