

EST.  1993

JENNIE JONES

ESTATE AGENTS



10 Keats Close, Saxmundham, Suffolk, IP17 1WJ.

GUIDE PRICE

£449,995

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; STUDY; SITTING ROOM; DINING ROOM; KITCHEN; UTILITY ROOM
FIRST FLOOR WITH FOUR DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM AND DRESSING AREA; FAMILY BATHROOM
SECOND FLOOR WITH TWO FURTHER DOUBLE BEDROOMS; FRONT AND REAR GARDEN; DRIVEWAY; DOUBLE GARAGE.**

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. The property is situated at the end of a cul-de-sac and therefore has the benefit of no passing traffic. A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor accommodation and an understairs storage cupboard. The sitting room has a double glazed bay window to the front aspect, feature fireplace housing a gas flame effect fire, and two radiators. The study also has a double glazed window to the front and radiator. To the rear of the house is the dining room with sliding patio doors to the garden and a radiator. Adjacent to the dining room is the cloakroom with window to the rear, close coupled toilet and wash basin with tiled splash backs. The kitchen is fitted with a good range of base and wall mounted units with work surfaces over and a 1½bowl sink with mixer tap. There is space and plumbing for a dishwasher and space for a fridge freezer, window to the rear aspect and ceramic tiled flooring. The utility room has a door opening to the garden, base unit with work surface over, stainless steel sink and mixer tap, wall mounted gas fired boiler for central heating and hot water, plumbing for washing machine, radiator and ceramic tiled flooring. Stairs from the entrance hall lead to the landing with window to the front aspect, built in shelved airing cupboard housing the hot water cylinder and stairs to the second floor landing. The main bedroom has a window to the rear, radiator and opening to the dressing area with built in wardrobes and door giving access to the en-suite, comprising a shower cubicle, wash basin, close coupled toilet, ample tiling, towel radiator and ceramic tiled flooring. Bedrooms two, three and four are all further double bedrooms with windows and radiators. The family bathroom has a window to the rear aspect and a suite comprising a panelled bath with shower over and glass screen, wash basin, close coupled toilet, towel radiator and ample tiling. Stairs from the landing lead to the second floor landing with doors to bedrooms five and six. Both rooms are doubles with two Velux style windows to the rear aspect and radiators. The ceilings in these two bedrooms are both part sloping. **Outside.** To the front of the property is a driveway with parking for two vehicles and the double garage with two electrically operated doors, power and lighting. There is an area of lawn, borders containing a mix of planting and an electric car charging point. On the roof of the property are solar panels which generate enough electricity to cover all usage. The rear garden is enclosed with panel fencing and has an area of lawn and a paved patio. A particularly nice feature is the bespoke verandah which allows one to sit out in all weathers. There is also an ornamental pond, borders containing mixed planting, external water supply and power points.

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: = E

SERVICES:

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

TENURE: Freehold

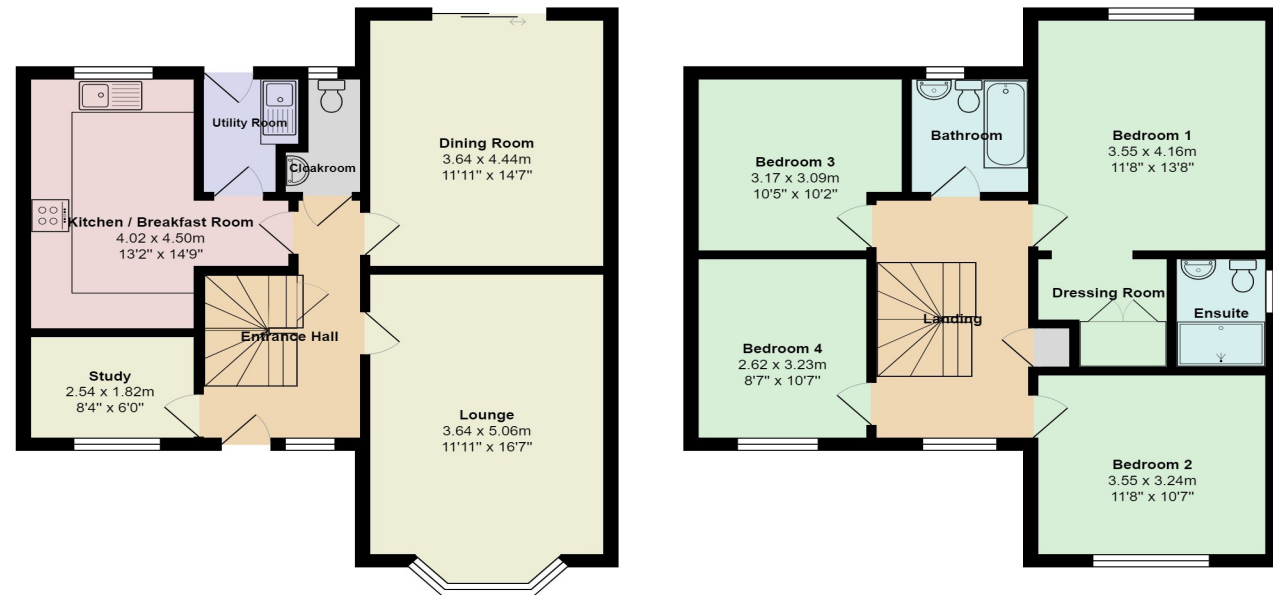
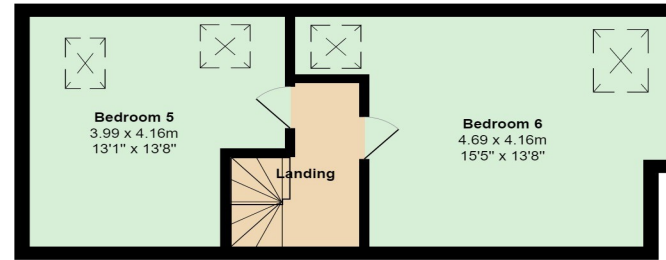
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = B



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.









