

EST.  1993

JENNIE JONES

ESTATE AGENTS



62 Brook Farm Road, Saxmundham, Suffolk, IP17 1WL.

GUIDE PRICE

£325,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; SITTING ROOM; DINING ROOM; KITCHEN/BREAKFAST ROOM; LANDING; FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM; FRONT AND REAR GARDEN; GARAGE.

NO ONWARD CHAIN.

THE PROPERTY

Situated on the edge of the well served town of Saxmundham, the property lies within walking distance of the High Street shops, all local amenities and the railway station. A detached family home which benefits from light and airy accommodation, double glazing throughout and gas fired central heating. A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor landing, understairs storage cupboard, window to the side aspect, radiator and door to the cloakroom. The cloakroom has a window to the side, close coupled toilet, pedestal wash basin with tiled splashback and radiator. The sitting room has a double glazed window to the front aspect, feature fireplace and radiator. At the rear of the property is the dining room and kitchen. The dining room has French doors opening to the rear garden and a radiator. The kitchen/breakfast room has a window to the rear overlooking the garden and further window and an exterior door to the side. There is a good range of base and wall mounted units with worksurfaces over and tiled splashbacks, sink with mixer tap, built in oven with hob and extractor fan, space for washing machine and fridge. The gas fired boiler for central heating and hot water is concealed within a wall mounted unit. Stairs from the entrance hall lead to the landing with a window to the side aspect, radiator and airing cupboard housing the hot water cylinder. There are four well proportioned bedrooms all with double glazed windows and radiators. The main bedroom has an en-suite shower room with shower cubicle, toilet, washbasin and radiator. The family bathroom has a window to the side and comprises a panelled bath with shower attachment, pedestal washbasin, toilet and radiator. **Outside.** To the front of the property the garden is mainly lawn with borders containing mixed planting. A driveway at the side of the property leads to the garage. The enclosed rear garden is also mainly lawn with mature planting. There is a patio, outside water supply and access to the garage via a personal door.

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.

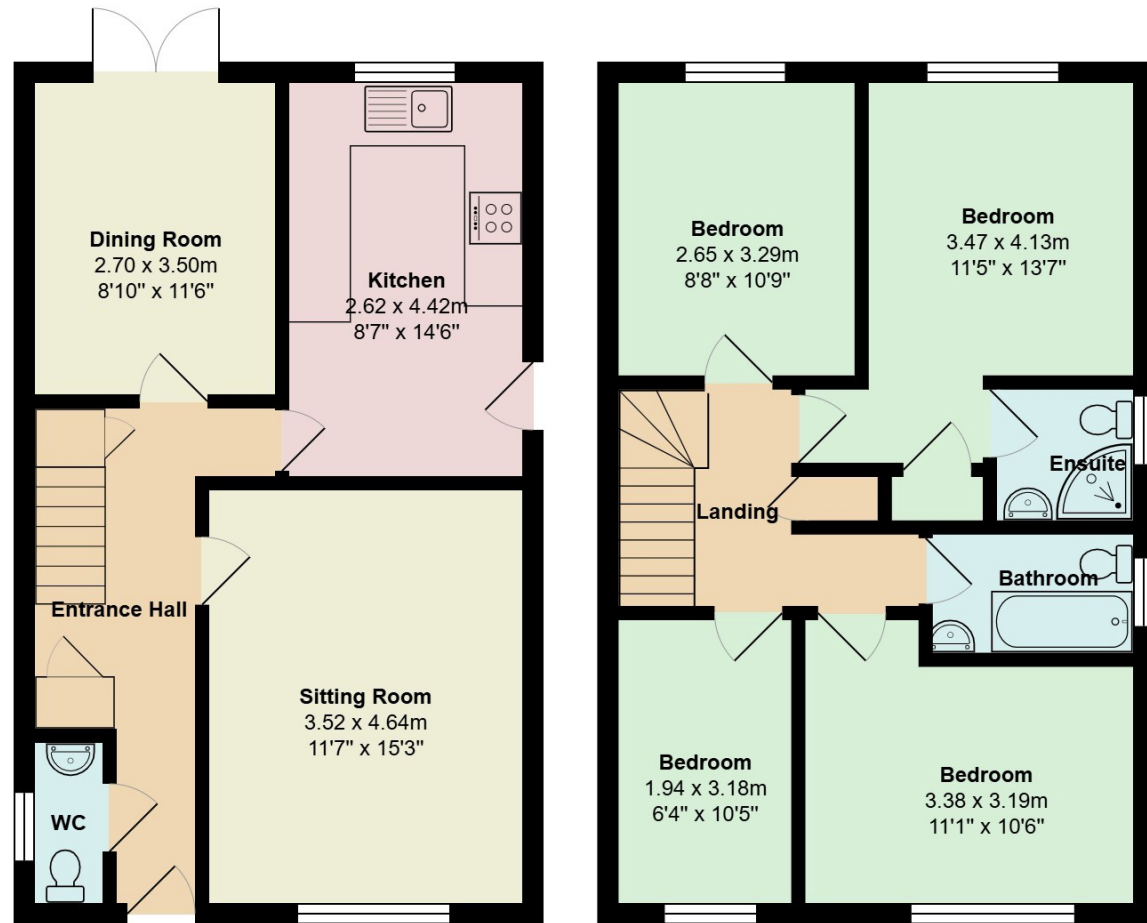
TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate
Agents:

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

EPC RATING: = D



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.









