



JENNIE JONES

EST. 1993

ESTATE AGENTS

SMYTH CLOSE

Peasenhall | Suffolk

£595,000





A STYLISH DETACHED VILLAGE HOME

- Entrance Hall • Sitting Room • Dining Room • Kitchen / Breakfast Room •
- Four Bedrooms • Two Ensuities • Family Bathroom • Garage • Gardens Front & Rear •

Framlingham - 8 miles
Saxmundham (mainline station & Waitrose/Tesco) - 5 miles
Woodbridge - 15 miles





The Property

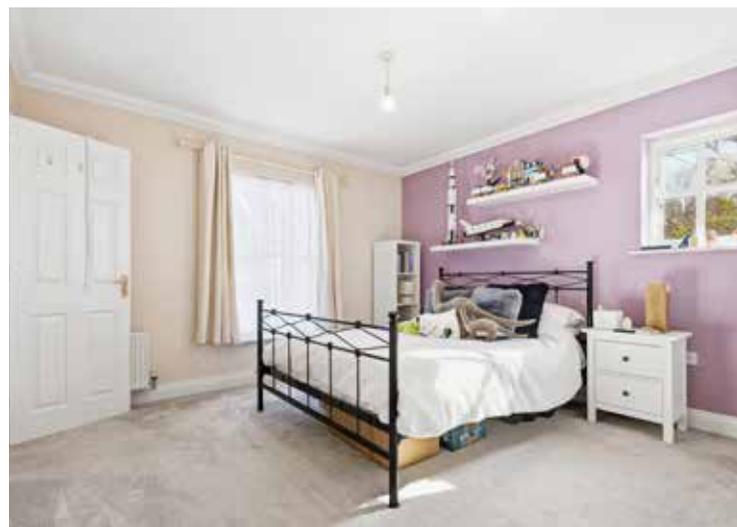
11 Smyth Close is a beautifully presented detached family home offering spacious and well-planned accommodation arranged over two floors.

The property is entered via an entrance hall which leads through to the principal reception rooms. The sitting room is a particularly attractive space featuring an impressive brick fireplace with wood burning stove, creating a warm and welcoming focal point. A separate dining room provides an excellent setting for entertaining or family meals. A real feature of the house is the impressive kitchen/breakfast room which runs from the front to the rear of the property. This beautifully designed space is fitted with an extensive range of contemporary units together with integrated appliances and a central island, creating an ideal space for both everyday living and entertaining. A ground floor cloakroom completes the ground floor accommodation.

On the first floor the landing gives access to four well-proportioned bedrooms. Of particular note is the impressive principal suite which was one of the key features that originally attracted the current owners to the property. This generous space benefits from a dedicated dressing room together with a stylish en-suite bathroom, creating a comfortable and private retreat.

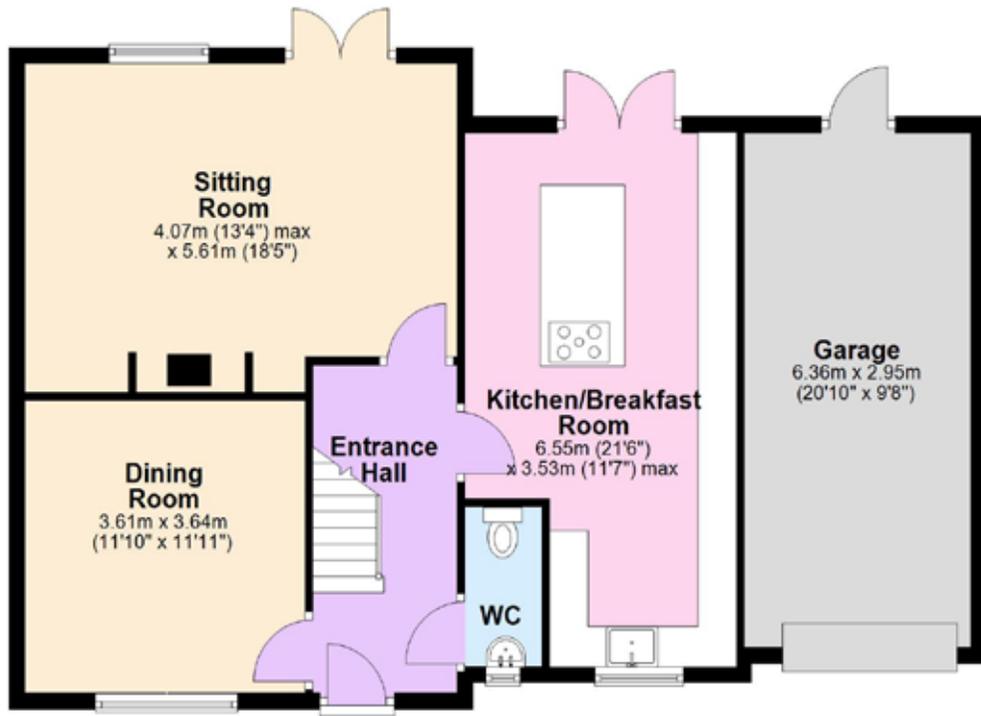
Externally the property enjoys neatly maintained gardens together with off-road parking and an integral garage. The house is presented in excellent order throughout and offers comfortable, stylish accommodation ideally suited to modern family living.





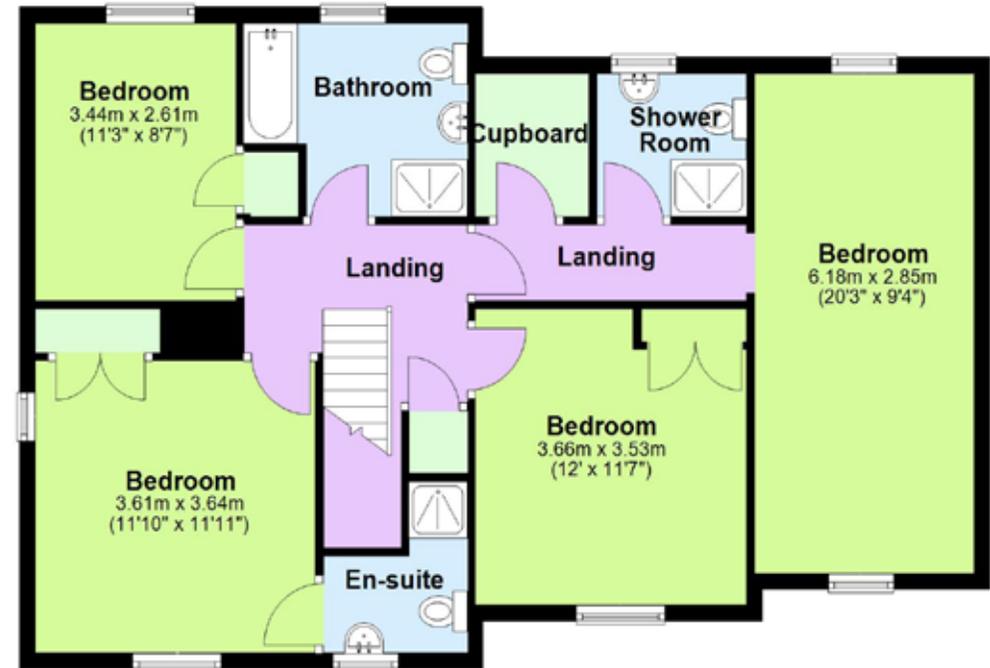
Ground Floor

Approx. 86.9 sq. metres (935.0 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.8 sq. feet)



Total area: approx. 172.6 sq. metres (1857.9 sq. feet)

The Location

Peasenhall is a highly regarded Suffolk village situated in the heart of the Alde Valley. The village is well known for its strong sense of community and offers a range of local amenities including a village shop, café, delicatessen, public house and well regarded primary school.

The nearby market town of Saxmundham provides a wider range of everyday shopping facilities together with a railway station offering services to Ipswich and connections through to London Liverpool Street.

The Suffolk Heritage Coast is easily accessible with the popular seaside towns of Aldeburgh, Thorpeness and Southwold all within comfortable driving distance.

Services

Mains water, mains drainage and mains electricity

Local Authority & Council Tax Band

East Suffolk Council

Band E

Energy Performance Certificate Rating - C



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