



**Saxon Road, Saxmundham IP17 1ED**

**welcome to**

## **Saxon Road, Saxmundham**

Located just a short stroll from Saxmundham's bustling High Street, excellent schools, and reliable train links to the coast and beyond, this home delivers a rare opportunity to enjoy country living without sacrificing easy access to town amenities.

### **Accommodation**

#### **Entrance Hall**

Entrance door into hallway with stairs to first floor, radiator and storage cupboard.

#### **Living Room**

14' 8" x 10' 11" ( 4.47m x 3.33m )

Open fireplace, radiator and double glazed window to front aspect.

#### **Kitchen**

18' 3" x 10' ( 5.56m x 3.05m )

Base level units with adjoining worktop. Space for oven and fridge/freezer. One and a quarter sink. Large pantry cupboard with window to side. Fitted wine rack. Radiator. Tiled flooring. Double glazed window to rear aspect.

#### **Dining Room / Forth Bedroom**

8' 10" x 8' ( 2.69m x 2.44m )

Radiator and double glazed window to rear aspect.

#### **Utility Room**

10' 4" x 6' 7" ( 3.15m x 2.01m )

Base and eye level units with space for washing machine and one and a quarter sink. Radiator. Double glazed window to rear and double glazed door to front drive. Wall mounted boiler.

#### **Sun Room**

9' x 5' 9" ( 2.74m x 1.75m )

Tiled flooring. Double glazed window and French doors into rear garden.

#### **Landing**

Carpeted flooring, radiator, loft hatch, storage cupboard and double glazed window to side aspect.

#### **Bedroom One**

12' 1" x 10' 11" ( 3.68m x 3.33m )

Carpeted flooring, radiator, fitted wardrobe and double glazed window to front aspect.

#### **Bedroom Two**

14' 10" x 8' 4" ( 4.52m x 2.54m )

Carpeted flooring, fitted wardrobe, radiator and double glazed window to rear aspect.

#### **Bedroom Three**

9' 2" x 7' 11" ( 2.79m x 2.41m )

Carpeted flooring, radiator and double glazed window to front aspect.

#### **Bathroom**

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Heated rail, vinyl flooring and obscure double glazed window to rear aspect.

#### **Outside**

##### **Front Garden**

Large driveway providing off road parking for multiple cars, shed and wood store.

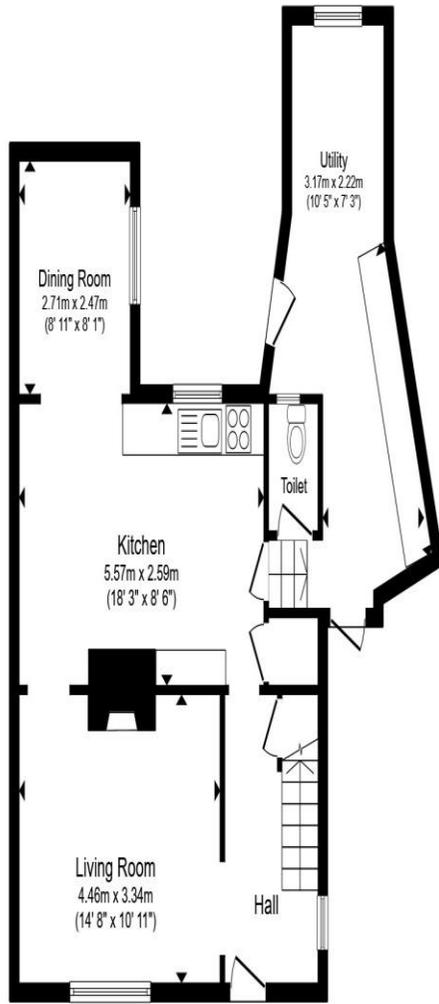
##### **Rear Garden**

Fence enclosed, mostly laid to lawn with shingled area, patio area, shed and greenhouse. Leading to:-

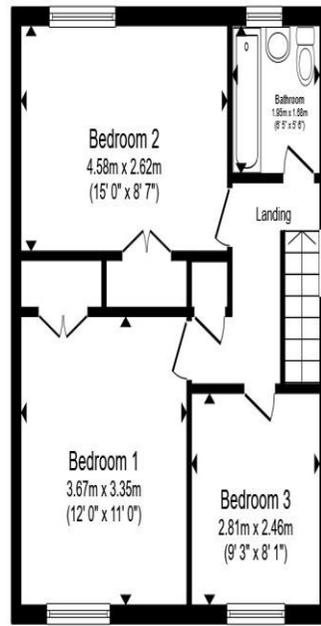
##### **Outbuilding**

14' x 9' 2" ( 4.27m x 2.79m )

Double glazed French doors into garden. Leading into a further storage shed.



**Ground Floor**



**First Floor**

Total floor area 111.1 m<sup>2</sup> (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Saxon Road,**  
**Saxmundham**

- Guide Price £280,000 - £290,000
- Spacious Semi-Detached House
- Three First Floor Bedrooms & Family Bathroom
- Generous Living Room With Open Fireplace
- Dining Room / Potential Forth Bedroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price  
**£280,000**



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Property Ref:  
FLH105644 - 0003

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