

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



3 Shott's Meadow, Benhall, Saxmundham, Suffolk. IP17 1NA

PRICE

£335,000

3 Shott's Meadow, Benhall,
Saxmundham, Suffolk. IP17 1NA

A brand new individual three bedroom semi detached house which is situated in an exclusive residential close on the edge of Benhall and within easy reach of the excellent amenities at Saxmundham. The property which will benefit from a 10 year NHBC guarantee, has been finished to a very high standard and is centrally heated by oil-fired radiators and double glazed with Conservation Range Flush Casement windows. The accommodation includes a spacious sitting room which opens to the large rear garden via French windows, a beautifully appointed kitchen/breakfast room, a cloakroom and three large first floor bedrooms which are served by a family bathroom and an en-suite shower room to the master bedroom. The ground floor reception areas benefit from oak flooring. The bedrooms are carpeted. The hand made kitchen is beautifully fitted with hardwood work tops over ivory Shaker units. The integrated appliances include an electric hob and extractor, double oven, dishwasher, washing machine and fridge/freezer. The sitting room features a fireplace with a wood burning stove. Taps and sanitary ware are by Scudo and the steel bath is by Kaldewei. The large rear and side gardens is enclosed and laid to lawn with flagstone pathways and seating areas. The driveway to the side leads to an integral car port and there is an additional cart lodge to the front of the property. We strongly recommend an internal inspection to appreciate the high standard of finish offered within.

NOTE: the photographs are from Plot 2 and are indicative.

This part of Suffolk is a haven for artists, writers and musicians. Benhall Green is a popular and pretty Suffolk village which lies to the south of Saxmundham, within convenient reach of Saxmundham town centre, railway station and local amenities. The village is also conveniently located for access to Snape, Aldeburgh and the attractions of the Suffolk, Heritage Coast. Saxmundham benefits from a Tesco and Waitrose supermarket and a vibrant High Street with good local shops, restaurants and galleries. The railway station provides connecting services to London Liverpool Street station via Ipswich. Other attractions in this part of Suffolk include the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. Ancient castles at Framlingham and Orford. Sailing on the rivers Alde, Deben and Orwell and golf at Aldeburgh, Thorpeness, Hinton and Halesworth.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

saxmundham@jennie-jones.com
www.jennie-jones.com

LOCAL AUTHORITY

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

SERVICES

Mains water, electricity and
drainage

Distance London 106 miles
Ipswich 21 miles
Aldeburgh 7 miles

Schools Benhall Primary School
Benhall Green, Benhall, Saxmundham
Telephone: 01728 602407

Saxmundham High School
Seaman Avenue. IP17 1DZ
Telephone 01728 633910

Railway Station Station Approach Saxmundham

Doctor's surgery Lambsale Meadow
Saxmundham IP17 1DY
Telephone 01728 602022

Supermarkets Tesco Saxmundham
Waitrose Saxmundham

Sports centre Leiston Leisure Centre (pool)
Red House Lane. IP16 4LS

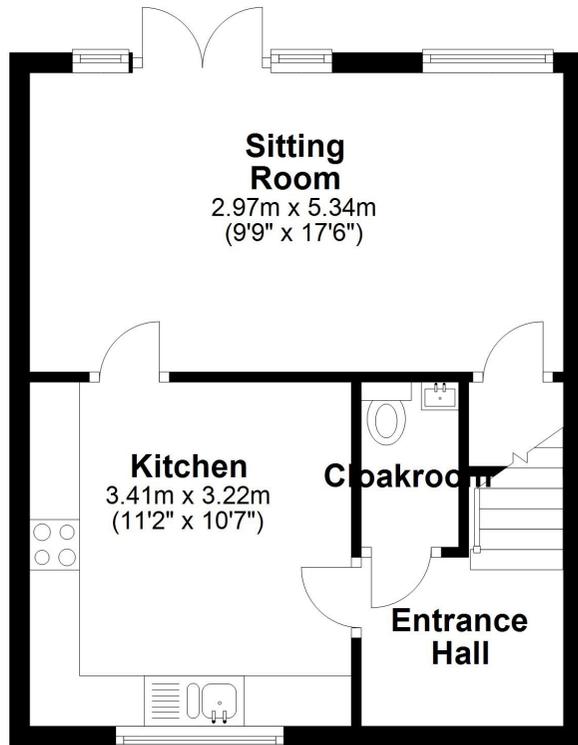
TENURE FREEHOLD

EPC



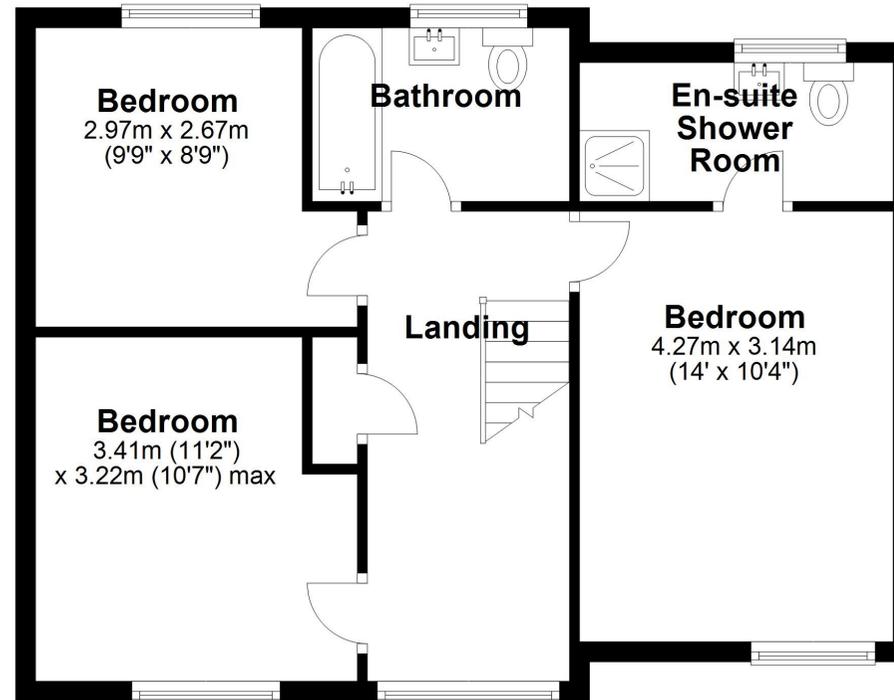
Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

SOUTHWOLD

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