

EST.  1993

JENNIE JONES

ESTATE AGENTS



**2 High Bank Cottages, The Street, Sternfield, Suffolk, IP17 1NE.**

**GUIDE PRICE**

**£279,995**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; KITCHEN/DINING AREA; UTILITY ROOM; GROUND FLOOR BATHROOM; LANDING; THREE BEDROOMS.**

**FRONT, SIDE AND REAR GARDEN; AMPLE PARKING SPACE; STUNNING VIEWS.**

**NO ONWARD CHAIN.**

### **THE PROPERTY**

A semi-detached Victorian property in a good location with lovely rural views from all aspects. The property has just undergone a programme of refurbishment including redecorating throughout and new carpets. Main benefits include light and airy accommodation, double-glazing and a pretty cottage garden. There is potential for extending the property subject to necessary planning consent. A half glazed entrance door at the side of the property opens to the entrance hall with stairs to the first floor and a door to the sitting room. The sitting room has two double-glazed windows to the front aspect, feature open fireplace with tiled surround and hearth, storage heater and picture rail. The kitchen with dining area, has a double-glazed window to the rear, a range of kitchen units, work surfaces, tiled splash backs and a 1½bowl sink with mixer tap. There is space for a cooker and fridge and a tiled fireplace with storage heater. Just off the kitchen is a small utility area with window to the side and plumbing for a washing machine. To the rear is a lobby with half-glazed door to the garden and the bathroom comprising a panelled bath with shower over, wash basin, toilet, window to the side and storage heater. The first floor landing has a window to the side with rural views, loft access hatch and doors to the bedrooms. Bedroom one has two double-glazed windows to the front with lovely views, a built-in wardrobe cupboard, original cast fireplace (boarded) and picture rail. Bedrooms two and three both have windows to the rear with stunning views over fields. To the front of the property is an area of grass and ample parking for a number of vehicles. The side garden is mainly mature shrubs and there is an area for vegetable growing,. The rear area of the garden is mainly lawn with borders containing mixed planting, a timber shed, greenhouse and a very useful brick built outhouse.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **LOCATION**

Occupying a wonderful semi rural location, the property lies about 2 miles from the market town of Saxmundham which offers an excellent range of local amenities including Waitrose and Tesco supermarkets, a primary school and free school. There is a vibrant high street and a Wednesday market together with art galleries, pub and restaurants. Sternfield offers easy access to the attractions of the Suffolk Heritage Coast which include the world famous Snape Maltings Concert Hall (3 miles) which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh about 5 miles away and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Southwold. The railway station at Saxmundham provides connecting services to London via Ipswich in about two hours.



**LOCAL AUTHORITY**

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

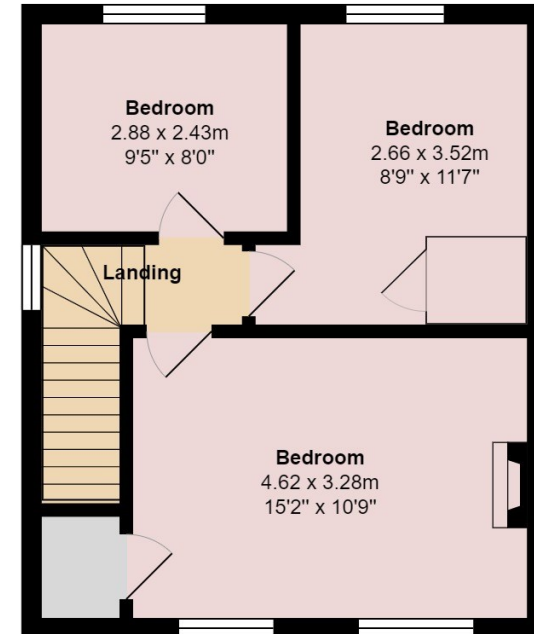
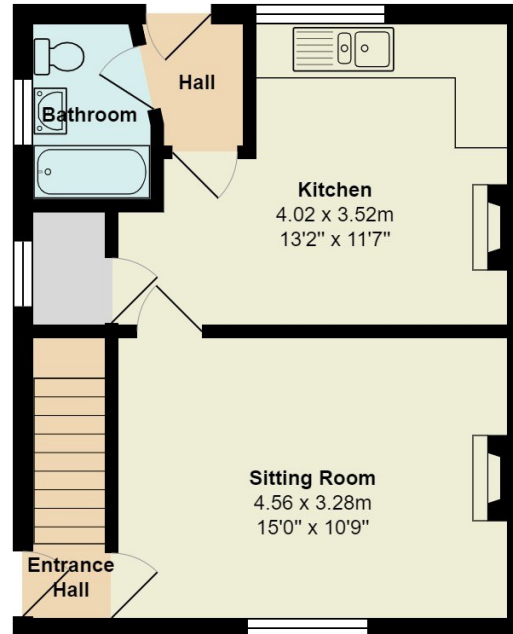
**COUNCIL TAX BAND: = C**

**SERVICES:**

We understand that mains water and electricity are connected. Drainage by shared septic tank.

**TENURE: Freehold**

**Agents Note** - Prospective purchaser should be aware that there are various infrastructure projects proposed for the East Suffolk Coastal area including a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed including Friston.



Total Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



















T: 01728 60511

[www.jennie-jones.com](http://www.jennie-jones.com)

E: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)