

EST.  1993

JENNIE JONES

ESTATE AGENTS



**1 Ambulance House, Seaman Avenue, Saxmundham, IP17 1DZ.**

**GUIDE PRICE**

**£325,000**

## **SUMMARY OF THE ACCOMMODATION**

**PORCH; ENTRANCE HALL; SITTING ROOM; DINING ROOM; OPEN PLAN KITCHEN AND DINING AREA; UTILITY ROOM; CLOAKROOM; LANDING; THREE BEDROOMS ; SHOWER ROOM; FRONT AND REAR GARDEN; GARAGE.**

### **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. An end terraced family home which benefits from light and airy accommodation, double glazing throughout and oil fired central heating. The property has been totally renovated, refurbished and extended in recent years to a high standard. A sliding door gives access to the porch with front door opening to the entrance hall. The entrance hall has stairs to the first floor landing, understairs storage cupboard, radiator and opening to the family room which is currently used as a study. The sitting room has double glazed French doors to the rear garden, a skylight, radiator and log burning stove. The open plan kitchen and dining area is a great space for entertaining. Comprising a good range of newly fitted kitchen base and wall mounted units with work surfaces over. There is a built in oven with hob and extractor over, 1½ bowl sink with mixer tap, integrated dishwasher, integrated fridge/freezer, water softener and central island. A door from the kitchen opens to the utility room with doors to front and rear aspects, plumbing for washing machine, oil fired boiler and worksurface. Off the utility room is the cloakroom with a window to the side, toilet and vanity style wash basin. Stairs from the entrance hall lead to the landing with built in airing cupboard with radiator, loft access hatch and doors to the shower room and bedrooms. Bedrooms one and two have double glazed windows to the rear aspect, built in wardrobes and radiators. The third bedroom has a double glazed window to the front, radiator and space for hanging clothes. The shower room has two windows to the front, walk in shower, toilet, vanity style wash basin and towel radiator. There is a garden to the front of the property and a garage adjacent to the garden within a block. The garage has power and lighting. The enclosed rear garden has shrubs, paved patio, paths, area for lawn and a log store.

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: = B**

**SERVICES:**

We understand that mains water, electricity  
and drainage are connected. Heating by oil  
fired boiler.

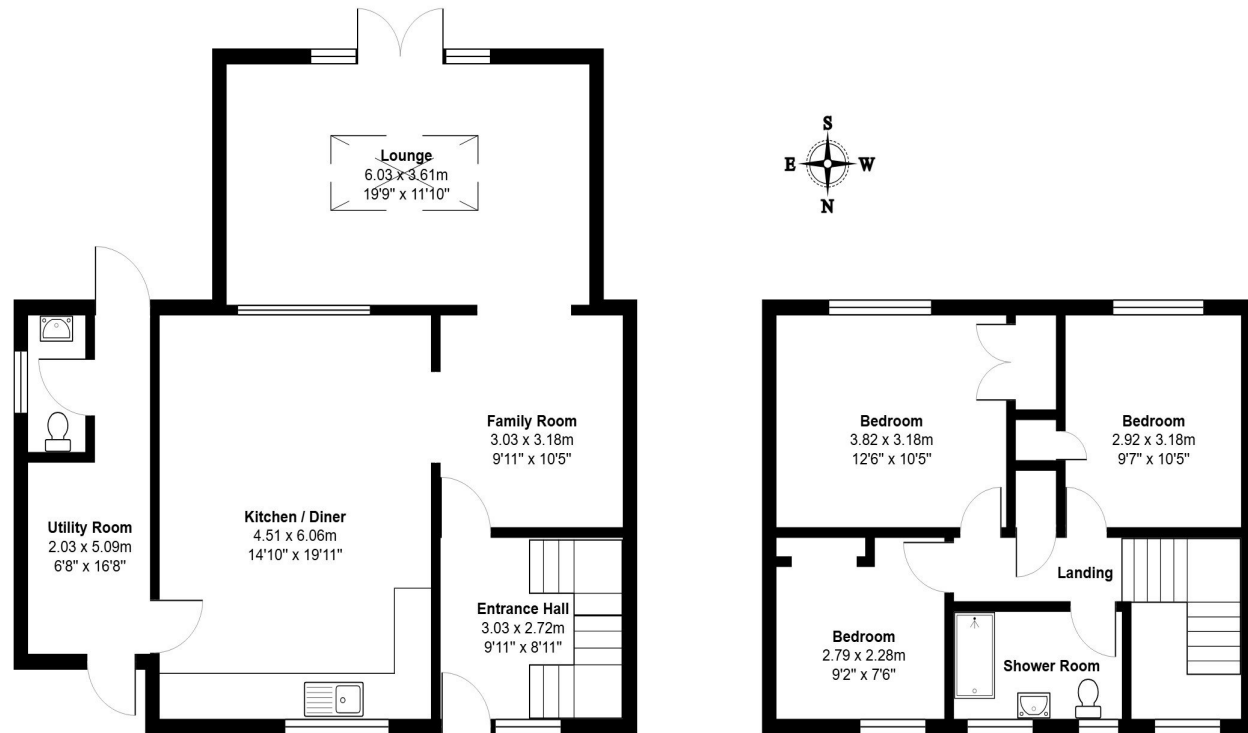
**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = B**



Total Area: 127.4 m<sup>2</sup> ... 1371 ft<sup>2</sup>

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.



















