



Thurlow Close, Saxmundham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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An **IMMACULATE** three/four-bedroom **DETACHED** property in the heart of Saxmundham and within easy walking distance of the Town. ****SOLAR PANELS**GARDEN**GARAGE**OFF ROAD PARKING**

LOCATION: Saxmundham has a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy market town. There is a railway station in Saxmundham via Ipswich to London Liverpool Street Station which takes approx. two hours. The heritage coast is approximately just over 7 miles to the stunning seaside town of Aldeburgh and just over 6 miles to Thorpeness.

Guide Price: £375,000

- **Entrance Hall**
- **Sitting Room**
- **Kitchen/Dining/Family Room**
- **Cloakroom**
- **Main Bedroom with Dressing Room and En Suite Shower Room**
- **Two Further bedrooms**
- **Family Bathroom**
- **Garden**
- **Garage**



THURLOW CLOSE - INTERIOR An Entrance Door welcomes you into this light and bright property with a window to the side and a deep under stairs storage cupboard and there is a downstairs cloakroom comprising wc, wash hand basin and opaque window. The Sitting Room is off to the left and has a stone effect fireplace with gas fire giving a lovely focal point to the room. The window to the front has plantation shutters. Across the rear of the property is a large Kitchen/Dining/Family Room. There is plenty of space for a sofa and dining table and chairs for entertaining and the Kitchen has an extensive range of Oyster high gloss wall and base units, space for washing machine, dishwasher and fridge/freezer, built in eye level oven and microwave, stainless steel sink and mixer tap with window above overlooking the rear garden. A cupboard houses the Worcester gas boiler which is approximately two years old. Stairs from the Entrance Hall rise to the first floor where there is a shelved airing cupboard and a window overlooking the side. The Main Bedroom is light and airy and has a window overlooking the rear garden and the current owners knocked through to Bedroom 4 to make this a large dressing room with floor to ceiling built in cupboards to one wall but could easily be reverted, if required. There is an En Suite Shower Room with shower cubicle, wc and wash hand basin. There are two further bedrooms one double and one large single both with windows overlooking the front. The Family Bathroom comprises a bath with shower over and shower screen to side, wc and wash hand basin. This completes this immaculate property so call now on [01728 724566](tel:01728724566) for a viewing.

THURLOW CLOSE - EXTERIOR To the right of the property is a driveway leading to a garage with an up and over door, power and light and there is a personal door to the rear garden. The rear garden has a large patio area perfect for outside dining, lawn, greenhouse and shed which are included in the sale.

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Gas fired central heating, mains electricity, water and drainage. 16 Solar panels that are owned by the vendor and will pass over to the purchaser. They are only approximately four years old

LOCAL AUTHORITY East Suffolk **Tax Band:** D **EPC:** B **Postcode:** IP17 1GD

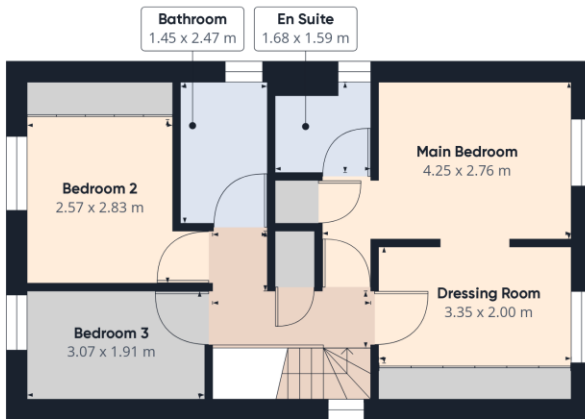
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
94.58 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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