

124 Saxon Road  
Saxmundham  
IP17 1EF



# 124 Saxon Road

## Offers Over £230,000

### The three bed chalet with a new kitchen...

124 Saxon Road is a generous 3-bed semi-detached chalet that offers a comfortable and spacious living environment.

Upon entering the property, you are greeted by a welcoming hallway that provides access to all rooms. Recently redecorated, the house also benefits from new wood-effect vinyl flooring throughout, except for bedroom one. At the front of the property, there is a great-sized lounge/diner that is flooded with ample natural light, thanks to its large window. To the rear, there is a kitchen/breakfast room that has been recently fitted with cream shaker-style wall and base units. The kitchen also features under-cabinet lighting, an integrated fridge, space for a cooker and washing machine, a large understair storage area, and a door leading to the rear garden. Completing the ground floor is the bathroom with a basin and an electric shower over the bath, and a separate WC.

Upstairs, you will find two good-sized double bedrooms, both of which offer built-in storage. Bedroom one has a large window to the front, while bedroom two is dual-aspect. Additionally, there is a generous single/small double bedroom situated at the rear of the property.

All rooms have recently been redecorated and updated except for the bathroom and WC.

Situated well back from the road, the property features a lawn to the side of the brick weave driveway, which can accommodate two cars. A wide path leads to the front door at the side, and the rear garden. The fully enclosed rear garden provides a private and peaceful sanctuary. It offers a patio area off the kitchen/breakfast room, perfect for outdoor dining, as well as a well-maintained lawn with shrub borders. Additionally, there is a brick shed/workshop that provides useful storage space.

Located in Saxmundham, a historic town with a thriving high street, this property offers great access to amenities and transportation. The town features numerous cafes, pubs, and restaurants, along with a variety of independent shops. Notably, it is home to the area's only Waitrose supermarket. Furthermore, the stunning Heritage Coast is just a short drive away, with popular destinations such as Thorpeness and Aldeburgh located just 7 miles away.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band B

The property is heated via a mixture of modern electric radiators and storage heaters.

Local Authority  
East Suffolk

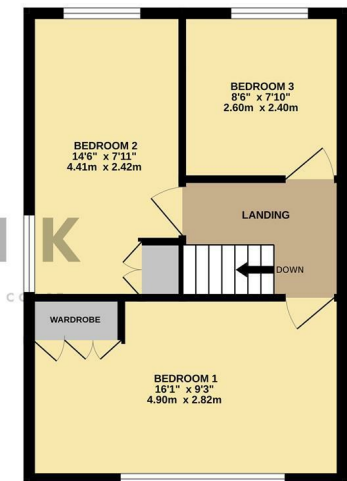
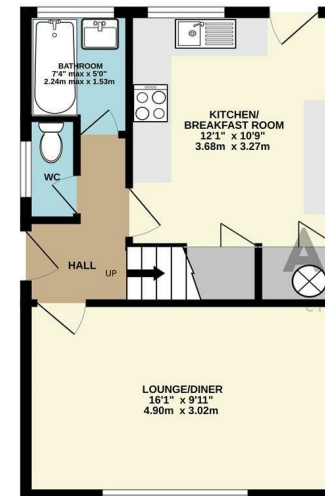
Council Tax Band B

EPC Rating D



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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