



# 64 Beech Road

Saxmundham | Suffolk

EST.  1993



64 Beech Road, Saxmundham IP17 1FP

## A well presented mid terrace three storey town house

Aldeburgh – 8 miles  
Snape Maltings – 5 miles  
Framlingham – 10 miles

- Entrance Hall ● Sitting Room ● Cloakroom ● Kitchen / Dining Room ● Three Bedrooms ●
- Two Ensuites ● Family Bathroom ● Garage ● Pretty enclosed Garden ●







### The Property

Built by Hopkins Homes in 2017, this smart and stylish modern townhouse is set across three floors and offers a well-balanced layout ideal for family life or professional buyers. The home features a bright kitchen/dining space with French doors leading to a pretty enclosed garden, elegant shutters to several windows, and a thoughtfully designed interior.

Two of the three bedrooms benefit from en-suite shower rooms, and the house is warmed by gas-fired central heating. A garage lies to the rear of the property, accessed via the garden, and the home is offered with no onward chain.

### Location

Saxmundham is a thriving and well-served Suffolk market town just a short drive from the celebrated Heritage Coast at Aldeburgh. The town offers a blend of everyday convenience and rural charm, with independent shops, two supermarkets, a weekly market, cafés, and a direct rail link to Ipswich and London Liverpool Street via the East Suffolk Line.

Just a stone's throw from the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, Saxmundham is a popular base for exploring Snape Maltings, RSPB Minsmere, and the surrounding countryside. The community is well-supported with good schooling, leisure facilities, and access to the A12, making it an ideal choice for commuters, downsizers, and those seeking a base near the coast.

### Services

Mains electricity, water water and gas. Gas heating

### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band C

### EPC Rating

B







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