

EST.  1993

JENNIE JONES

ESTATE AGENTS



82 Beaumont Cottages, Kelsale IP17 2NW

GUIDE PRICE

£210,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE PORCH; KITCHEN; SITTING / DINING ROOM; INNER HALL; TWO BEDROOMS; SHOWER ROOM;  
GARDENS FRONT & REAR; GARAGE & WORKSHOP**

### **The Property**

82 Beaumont Cottages is a charming and surprisingly spacious semi-detached bungalow nestled within a cul-de-sac in the Suffolk village of Kelsale. The property is well presented throughout and offers comfortable accommodation including an entrance hall, kitchen/breakfast room with access to the rear garden, and a sitting/dining room. Two bedrooms and a modern shower room are accessed via an inner hallway.

Externally, the bungalow enjoys a private and low-maintenance rear courtyard garden and an established planted front garden. The property also benefits from a garage and adjoining workshop, perfect for hobbyists or additional storage.

This is a lovely home offering village tranquillity with excellent access to coastal destinations and transport links.

### **Location**

Kelsale is a picturesque and well-regarded Suffolk village located just north of Saxmundham. The village benefits from a vibrant community with a church, village hall, and playing fields, while Saxmundham provides a range of everyday amenities including supermarkets, schools, a railway station with links to Ipswich and London Liverpool Street, and various independent shops and eateries.

The Suffolk Heritage Coast is easily accessible, with Aldeburgh, Snape Maltings, and RSPB Minsmere all within short driving distance.

### **Distances**

Saxmundham Train Station – 1.3 miles

Leiston – 6 miles

Ipswich – 24 miles

(All distances are approximate)

**LOCAL AUTHORITY**

East Suffolk Council,.

**COUNCIL TAX BAND: = B**

**SERVICES:**

We understand that mains water, electricity and drainage are connected. Electric Night Storage Heating on Economy 7. UPVC Double Glazing

**TENURE:** Freehold

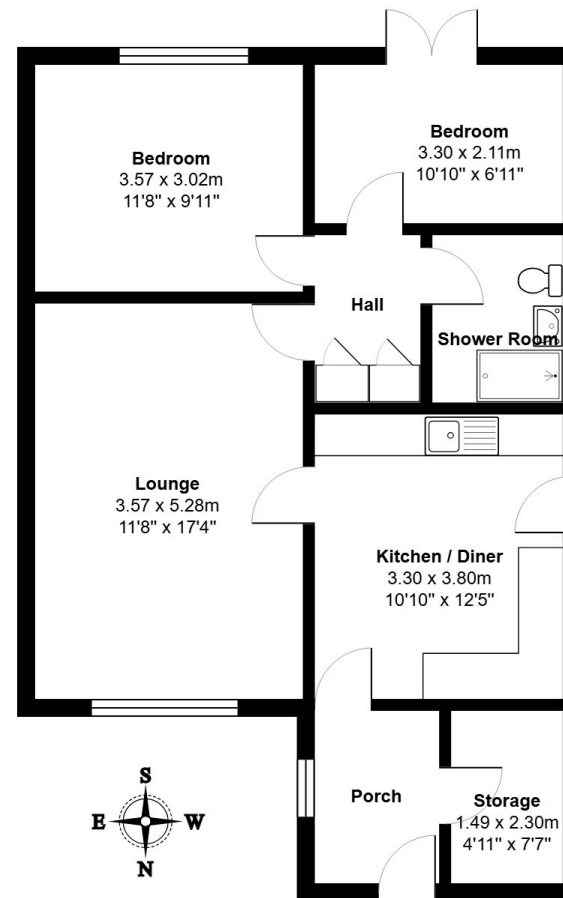
**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

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

**EPC RATING: = D**



Total Area: 67.6 m<sup>2</sup> ... 728 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.



