



JENNIE JONES

EST. 1992

ESTATE AGENTS

NEW CUT

Saxmundham | Suffolk

£215,000

3 NEW CUT, SAXMUNDHAM, IP17 1DX

Saxmundham Station – 0.2 miles

Leiston – 4.5 miles

Framlingham – 7.5 miles

- Entrance Hall ● Cloakroom ● Kitchen / Dining Room ●
- Sitting Room ● Three Bedrooms ● Bathroom ●
- Enclosed Rear Gardens ● Parking ●

The Property

This attractive home offers practical and comfortable accommodation across three levels. On the ground floor, there is a welcoming entrance hall with cloakroom and a modern kitchen/dining room fitted with a good range of units and space for a small breakfast table.

The first floor includes a well-proportioned sitting room with two windows providing plenty of natural light, alongside a double bedroom and a contemporary shower room. On the top floor, there are two further bedrooms, ideal for guests, children or as a home office.

Outside, the garden has been thoughtfully landscaped for easy upkeep, with gravelled and paved areas and space for potted plants. There is also off-road parking close by, making it as practical as it is appealing

The Location

New Cut enjoys a fantastic position just moments from the heart of Saxmundham. The High Street offers a range of local shops, cafés, and supermarkets, while the mainline railway station provides direct links to Ipswich and London Liverpool Street. The beautiful Suffolk coast, including Aldeburgh, Thorpeness and Snape Maltings, is only a short drive away, making this a superb base for both work and leisure.

A smart and low-maintenance home just steps from Saxmundham town centre.



Services

Mains Gas, mains electricity, mains water, mains drainage.

Gas heating via Radiators.

Double glazing throughout.

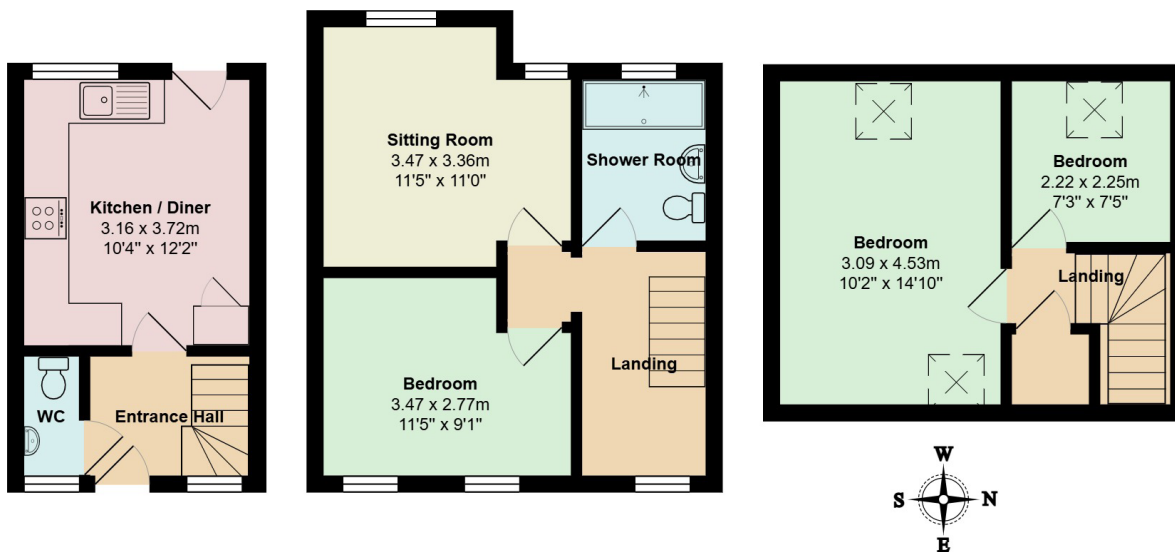
Local Authority and Council Tax Band

East Suffolk

Council Tax Band: B

EPC Rating: C





Total Area: 73.9 m² ... 795 ft²

All measurements are approximate and for display purposes only



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