



Kingfisher Rise, Saxmundham IP17 1WE



**william
h brown**

welcome to

Kingfisher Rise, Saxmundham

A well-presented five bedroom detached house, situated on Brook Farm. Offering ample living space, two en-suite shower rooms, a generous rear garden, off road parking and a double garage. We highly recommend a viewing to appreciate this family home.

Location

Saxmundham is a charming Market Town on the Suffolk Coast, it's a real working town with a busy high street offering great access by rail and road to many of the nearby 'must see' places to visit along the coast as well as links to London Liverpool Street, Norwich, Cambridge and Lowestoft. The town boasts a number of cafés, pubs and restaurants along with a diverse selection of independent shops, further to this it offers a Tesco & Waitrose. On Wednesdays there is a small traditional market.

Accommodation

Entrance Hall

Double glazed entrance door into hallway with carpeted flooring, two radiators, two storage cupboards and stairs to first floor.

Cloakroom

Two piece suite comprising of low level WC and pedestal wash hand basin. Carpeted flooring, radiator and obscure double glazed window to side aspect.

Utility Room

8' 8" x 5' 3" (2.64m x 1.60m)
Base and eye level units with adjoining worktop and space for washing machine and tumble dryer. Sink, heated rail and double glazed window to side aspect.

Living Room

20' x 11' (6.10m x 3.35m)
Gas fire with surround, two radiators, double glazed window to front aspect and double glazed sliding doors to rear aspect.

Dining Room

11' x 10' 11" (3.35m x 3.33m)
Radiator and two double glazed windows to rear aspect.

Kitchen, Breakfast Room

20' x 11' 4" (6.10m x 3.45m)
Base and eye level units with adjoining worktop. Space for fridge/freezer and dishwasher. Integrated double oven and induction hob with extractor hood over. Sink with mixer tap and drainer. Island/breakfast bar. Tiled flooring. Newly fitted boiler. Double glazed window to front aspect and double glazed window and door to rear aspect.

Landing

Carpeted flooring, radiator, loft hatch and airing cupboard.

Bedroom One

13' 9" x 9' 2" (4.19m x 2.79m)
Radiator, double glazed window to rear aspect and access into:-





En-Suite

Three piece suite comprising of enclosed double shower, low level WC and pedestal wash hand basin. Radiator, extractor fan, tiled walls and obscure double glazed window to front aspect.

Bedroom Two

14' 9" x 8' 10" (4.50m x 2.69m)
Fitted wardrobe, radiator, double glazed window to rear aspect and access into:-

En-Suite

Three piece suite comprising of enclosed double shower, low level WC and pedestal wash hand basin. Radiator, extractor fan, tiled walls and obscure double glazed window to front aspect.

Bedroom Three

11' 3" x 8' 10" (3.43m x 2.69m)
Radiator and double glazed window to front aspect.

Bedroom Four

9' 11" x 8' 10" (3.02m x 2.69m)
Radiator and double glazed window to rear aspect.

Bedroom Five

10' 2" x 6' 6" (3.10m x 1.98m)
Radiator, fitted wardrobe and double glazed window to rear aspect.

Bathroom

Three piece suite comprising of enclosed bath, low level WC and pedestal wash hand basin. Tiled walls, radiator, extractor fan and obscure double glazed window to side aspect.

Outside

Front Garden

Mostly laid to lawn with shrubs and pathway to front door.

Rear Garden

Fence enclosed, mostly lawn with decking area, sloped shingle, patio, side gate to front access, rear gate to parking access and door into garage.

Double Garage

Up and over doors to front, part-divided by the current owners to be utilised as a workshop and office, with plastered walls, electric wall heater and sliding patio doors to rear. Off road parking to front for up to four cars.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage

Agents Note

This property has previously suffered fire damage but has since been rectified under insurance.



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welcome to

Kingfisher Rise, Saxmundham

- Spacious Detached Family Home
- Five Bedrooms, Family Bathroom & Two En-Suite Shower Rooms
- Newly Fitted Kitchen With Breakfast Bar
- Separate Dining Room & Living Room
- Utility Room & Ground Floor Cloakroom
- Generous Rear Garden
- Double Garage With Office Space & Off Road Parking
- Situated On Brook Farm In Saxmundham

Tenure: Freehold EPC Rating: D

offers in the region of

£475,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk