



**St. Johns Road, Saxmundham IP17 1BE**



**welcome to**

## **St. Johns Road, Saxmundham**

In Saxmundham this charming semi-detached home blends character with modern living. Features a snug room and open-plan kitchen diner, versatile ground-floor bedroom with a Jack & Jill shower room. Upstairs offers WC & shower room, 4 additional bedrooms. Externally a garden and generous driveway.

### **St. Johns Road**

Located in the picturesque small town of Saxmundham, this charming semi-detached house beautifully merges character with modern living. The home has been thoughtfully extended and renovated to meet contemporary needs while preserving its unique charm. On the ground floor, there is a spacious bedroom with a Jack & Jill shower room, offering versatility as a guest suite, home office, or additional living space. A cosy snug room, with dual aspect windows, is perfect for relaxation, filled with natural light for an inviting atmosphere. The heart of the home is the open plan kitchen diner, featuring integrated units, ideal for family meals and entertaining. Large dual aspect windows and French doors lead to the rear garden, allowing seamless indoor-outdoor living. The property also includes convenient access to a cellar, equipped with power and lighting for ample storage or potential development.

Upstairs, there are three spacious double bedrooms, each providing comfortable accommodations and ample storage, along with a smaller bedroom suitable for a child's room or home office. A separate WC room and modern shower room add convenience for families and guests. Externally, the driveway provides off-road parking for a couple of vehicles. The rear garden is an oasis with a well-maintained lawn and charming patio area, ideal for summer barbecues or quiet morning coffees. This delightful property in Saxmundham offers a blend of traditional charm and modern functionality, making it perfect for families or individuals seeking small town lifestyle with easy access to modern amenities.

### **Saxmundham**

Saxmundham, in Suffolk, England, is a charming small town rich in history and natural beauty. With

Saxon roots over a thousand years old, its name means "Seaxmund's Home." The village retains its historical charm, featuring architecture from the 16th and 17th centuries. Notable is St. John's Church, with its stunning stained-glass windows.

Surrounded by the scenic Suffolk countryside, Saxmundham offers activities like walking and bird watching near the River Fromus. It's also close to the Suffolk Coast, famous for sandy beaches. The community is vibrant, with events like the Saxmundham Market every Wednesday, showcasing local produce and crafts.

Despite its traditional charm, Saxmundham provides modern amenities, including local businesses and dining options. Its train station connects to major cities, appealing to commuters seeking a peaceful lifestyle.

### **Entrance Hall**

External door to front, internal doors to bedroom, Jack & Jill style shower room, snug & under stairs cupboard, stairs to first floor, 2 double glazed windows and laminate flooring.

### **Bedroom One**

Irregular Shaped Room 21' 11" max x 12' 8" ( 6.68m max x 3.86m)  
Double glazed bay window to front, external double glazed door to rear garden, fitted wardrobes, door to shower room, fireplace and surround, radiator and carpeted flooring.

### **Shower Room En-Suite**

Jack & Jill Style wet room with shower unit, hand wash basin, tiled wall and anti slip flooring.

### **Snug**

11' 4" x 9' 10" ( 3.45m x 3.00m )  
Dual aspect windows to all walls, open to kitchen, radiator and laminate flooring.

### **Kitchen Diner**

27' 3" x 13' 1" ( 8.31m x 3.99m )  
Dual aspect windows to rear and side, variety of wall and base units with marble effect work surfaces, integrated appliances including fridge freezer, washing machine, double oven, hob and extractor, water softener, under unit lighting, radiator and laminate flooring.

### **Cellar**

Window to side and vinyl flooring.

### **Landing**

Double glazed windows to side, internal doors to bedrooms, shower room and WC, airing cupboard and carpeted flooring.

### **Bedroom Two**

14' x 12' 8" ( 4.27m x 3.86m )  
Bay window to front with raised flooring, fitted storage, stunning freestanding slipper bath unit and wooden flooring.

### **Wc**

Dual aspect windows to front and side, closed off WC room with low level WC, hand wash basin and vinyl flooring.

### **Bedroom Four**

11' 2" x 10' 3" ( 3.40m x 3.12m )  
Window to rear, radiator, loft access and laminate flooring.

### **Bedroom Three**

9' 11" x 8' 11" ( 3.02m x 2.72m )



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](http://www.focalagent.com)



**welcome to**  
**St. Johns Road,**  
**Saxmundham**

- Extended Victorian Semi-Detached Home
- Five Bedrooms
- Modern Comfort With Historical Features
- Off Road Parking
- Peaceful Small Town Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£360,000**



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Property Ref:  
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**william h brown**



**01728 723923**



[Framlingham@williamhbrown.co.uk](mailto:Framlingham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**