



**Brook Farm Road, Saxmundham IP17 1WL**



**welcome to**

## **Brook Farm Road, Saxmundham**

A four bedroom detached house, just a stones throw from the popular Saxmundham primary school, along with local amenities and transport links. Also a short drive to popular coastal locations! We highly recommend a viewing of this property to appreciate the space and fantastic location on offer.

### **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**

Entrance door into hallway with tiled flooring, radiator and under stairs cupboard.

#### **Cloakroom**

Two piece suite comprising of low level WC and pedestal wash hand basin. Tiled flooring. Extractor fan. Radiator.

#### **Study**

7' 1" x 6' ( 2.16m x 1.83m )

Carpeted flooring. Radiator. Double glazed window to front aspect.

#### **Dining Room**

11' 1" x 9' 4" ( 3.38m x 2.84m )

Carpeted flooring. Radiator. Double glazed window to front aspect.

#### **Living Room**

16' 5" x 10' 11" ( 5.00m x 3.33m )

Carpeted flooring. Two radiators. Double glazed sliding doors into rear garden.

#### **Kitchen**

13' 6" x 9' 3" ( 4.11m x 2.82m )

Fully fitted kitchen with matching base and eye level units and adjoining worktop. Integral electric oven with gas hob and extractor hood over. Integral fridge/freezer. Sink with mixer tap over. Breakfast bar. Wall mounted boiler. Tiled flooring. Radiator. Double glazed window and door into rear garden.

#### **Landing**

Carpeted flooring. Airing cupboard. Loft hatch.

#### **Bedroom One**

12' 8" max x 12' 2" max ( 3.86m max x 3.71m max )

Double glazed window to front aspect. Carpeted flooring. Radiator. Access into:-

#### **En-Suite**

Three piece suite comprising of enclosed tiled shower, low level WC and pedestal wash hand basin. Extractor fan. Heated rail. Part tiled walls. Obscure double glazed window to side aspect.

#### **Bedroom Two**

13' 7" x 9' 5" ( 4.14m x 2.87m )

Double glazed window to rear aspect. Carpeted flooring. Radiator.

#### **Bedroom Three**

10' 5" x 8' 6" ( 3.17m x 2.59m )

Double glazed window to front aspect. Carpeted flooring. Radiator.

#### **Bedroom Four**

11' 2" x 6' ( 3.40m x 1.83m )

Double glazed window to rear aspect. Carpeted flooring. Radiator.

#### **Bathroom**

Three piece suite comprising of enclosed bath, low level WC and pedestal wash hand basin. Tiled walls.



Radiator. Extractor fan. Obscure double glazed window to side aspect.



**Outside**  
**Front Garden**

Pathway to front door, with hedge surround.

**Rear Garden**

Fence enclosed, with large patio area, raised decking section, and lawn with flower borders. Gate to provide access to driveway allowing parking for multiple cars.

**Garage**

Partly converted, with a double glazed window to front aspect currently utilised as a gym, with laminate flooring, power and light. Up and over door to provide access to the storage section of the garage.



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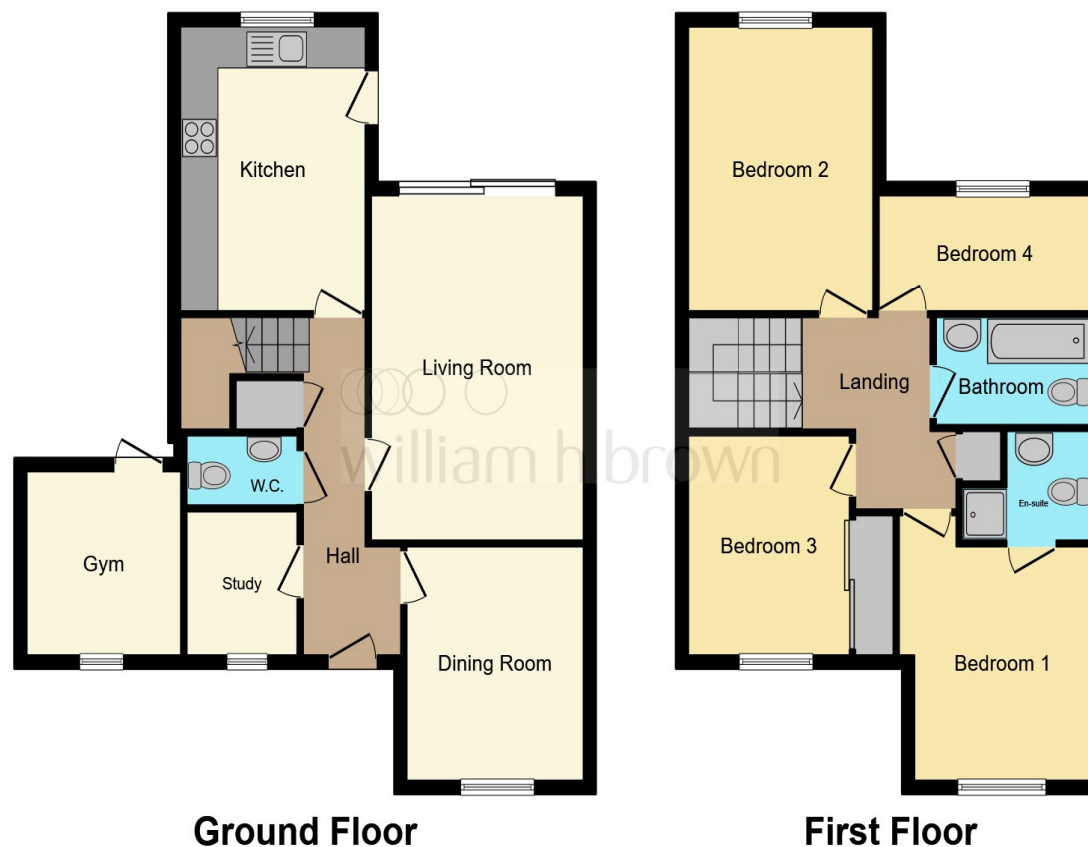
## Brook Farm Road, Saxmundham

- No Onward Chain
- Kitchen Plus Two Reception Rooms
- Separate Study
- Four Bedrooms
- First Floor Bathroom & En-Suite Shower Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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