



**Chapel Road, SAXMUNDHAM IP17 1BH**

welcome to

## Chapel Road, SAXMUNDHAM

Close to the town centre, this charming mid-terraced house offers a family bathroom, separate toilet and ground-floor bedroom. The basement includes a large kitchen and spacious lounge with bay window. The first floor has 2 double bedrooms, and the enclosed rear garden boasts mature shrubbery.

### Chapel Road

This charming mid-terraced house is ideally situated within walking distance to Saxmundham town centre and its convenient transport links. The property welcomes you with an entryway leading to a family bathroom and a separate toilet room, as well as a versatile third double bedroom on the ground floor, perfect for guests or a home office.

Descend to the basement, where you'll find a spacious lounge featuring a beautiful bay window that floods the room with natural light, creating a warm and inviting atmosphere. The large kitchen/breakfast room boasts exposed brick accents, adding character and a homely feel, making it an excellent space for family meals and entertaining.

On the first floor, there are two additional double bedrooms, both designed with fitted shelving throughout, providing ample storage and a neat, organized appearance.

Externally, the property offers an enclosed rear garden, enriched with mature shrubbery, providing a private outdoor space to relax or enjoy gardening. This lovely home combines convenience and comfort, making it a perfect place for families or individuals seeking easy access to the amenities of Saxmundham.

### Saxmundham

Saxmundham, in Suffolk, England, is a charming village 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 Frome. 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 bathroom, WC and two doors to bedroom 3, stairs to first floor and stairs to basement, sockets, radiator and wood laminate flooring.

### Bathroom

Double glazed frosted window to rear, bath unit with shower attachment over, WC, hand wash basin, radiator and tiled flooring.

### Cloakroom

Double glazed frosted window to rear, low level WC, radiator and tiled flooring.

### Bedroom Three

9' 4" max x 13' 5" max ( 2.84m max x 4.09m max )  
Double glazed bay window to front, radiator, sockets and wood laminate flooring.

### Basement Landing

Stairs to basement level with access to kitchen and living room.

### Living Room

12' 10" max x 13' 4" max ( 3.91m max x 4.06m max )  
Double glazed ay window to front, fitted shelving, exposed brick fireplace with wood burner, radiator, sockets and wooden flooring.

### Kitchen

12' 10" x 10' 9" ( 3.91m x 3.28m )  
Double glazed window to rear, external door to rear, wall and base units with work surfaces, integrated oven and hob with extractor over, space for appliances, sink & drainer, part tiled walls, exposed brick with fitted shelving, pantry cupboard, fireplace, radiator, sockets and wood laminate flooring.

### First Floor Landing

Stairs from ground floor to first leading to bedrooms one and two.

### Bedroom One

13' 1" max x 10' 8" max ( 3.99m max x 3.25m max )  
Two double glazed windows to front, fireplace, fitted shelving, radiator, sockets and wood laminate flooring.

### Bedroom Two

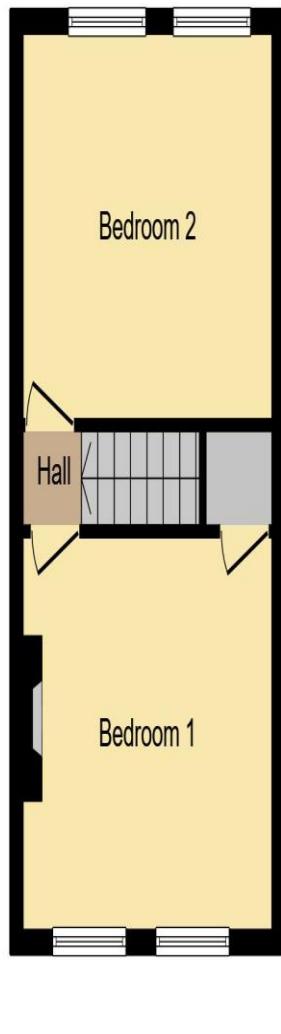
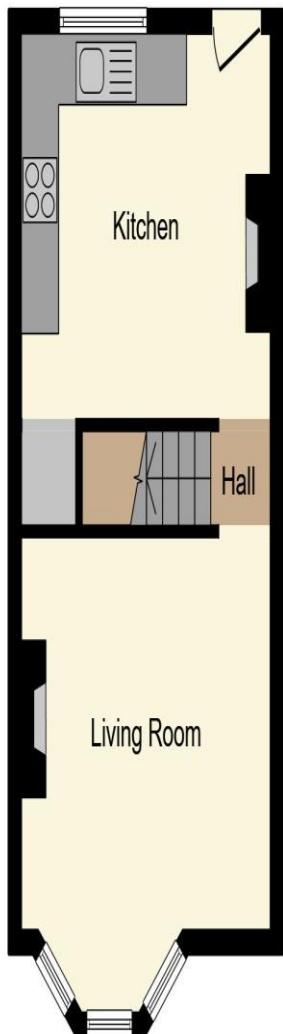
13' 1" x 11' ( 3.99m x 3.35m )  
Two double glazed windows to rear, fitted shelving, radiator, sockets and wood laminate flooring.

### Front Garden

Picket fence with path to front door.

### Rear Garden

Fence enclosed rear garden with mature shrubbery and trees, brick shed, patio area with path leading to bottom.



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  
**Chapel Road,**  
**SAXMUNDHAM**

- Spacious Mid Terraced House
- Bathroom & Separate Cloakroom
- Bay Windows To Front
- Close To Town & Transport Links
- Exposed Brick Fireplace & Character Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£260,000**



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