

*A modern four bedroom detached family home, located on the popular Brook Farm development in Saxmundham, a short drive from the Heritage Coast.*

Guide Price  
£350,000 Freehold  
Ref: P7613/B

21 Gull Road  
Brook Farm  
Saxmundham  
Suffolk  
IP17 1WN



Entrance hall, sitting room, dining room, conservatory, kitchen, cloakroom and study.

Principal bedroom with en-suite shower, guest bedroom with en-suite shower, two further bedrooms and a family bathroom.

Immaculate gardens to front and rear.

Tandem garage and parking for three vehicles.

#### Contact Us



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## Location

Gull Road is a cul-de-sac of similar properties within the Brook Farm development. The busy market town of Saxmundham offers a good selection of local shops, supermarkets, including Waitrose and a Tesco, public houses and restaurants. There is also a railway station with trains from Lowestoft to Ipswich and a daily train direct from Saxmundham through to London's Liverpool Street Station. The Heritage Coast, with the popular resorts of Southwold, Walberswick, Dunwich, Aldeburgh and Thorpeness, is within about 5 miles. The Historic Market town of Framlingham lies about 7 miles to the west where there are excellent schools in both the state and private sector and further shopping facilities. The County Town of Ipswich, with direct rail links to Norwich to the north and London to the south, is approximately 21 miles to the south-west.

## Description

21 Gull Road is a modern four bedroom detached family home built circa 2002 with brick elevations under a pitch tiled roof. The property is positioned at the end of a cul de sac set amongst similar style properties and has been well maintained during the current vendors tenure with particular attention having been paid to the front and rear gardens which have been beautifully designed and created by the current vendors.

The accommodation is well laid out over two floors. A front door flanked by pretty roses and Espalier apple trees, leads to the entrance hall where stairs rise to the first floor landing. Here there is understairs storage and a wall mounted radiator. From the entrance hall doors lead off to the reception rooms. The first of these is the dining room which has window to front, a wall mounted radiator, laminate style flooring and double doors opening into the sitting room. This is a well proportioned room with a central Living Flame gas fire on a stone hearth with surround and wooden mantle over. Laminate style flooring. There are wall mounted radiators and double doors opening to the conservatory. This room takes in magnificent views of the garden and has a polycarbonate roof, independent electric panel heaters, wall mounted radiator and ceiling fan. There are windows to the rear and a door to the garden. Ceramic tiled floor. From the entrance hall a door leads to the study with a window to the front, a range of wall mounted shelves that will remain. Wall mounted radiator and laminate style flooring. A further door leads to the downstairs cloakroom with obscured window to side, close couple WC, hand wash basin and part tiled walls. Wall mounted radiator. A door leads to the kitchen with window to the rear and door to the garden. With a matching range of fitted wall, base and display units with one and a half bowl single drainer sink unit with mixer tap over and tiled splash backs to roll top work surfaces with space and plumbing for a washing machine and a dishwasher which will remain as part of the sale. There is further space for appliances as well as a wall mounted radiator, ceramic tiled floors and water softener. Five ring gas hob with electric oven under and extractor hood over.

Stairs rise to the first floor landing with two accesses to the loft which is part boarded. There is a loft ladder. On the landing is an airing cupboard with pressurised water cylinder. The principal bedroom is a large double and has window to front, wall mounted radiator and built-in wardrobe. A door leads to an en-suite shower room. This has an obscured window to front, built in shower cubicle and mains fed shower over with tiled surround, close couple WC and hand wash basin with cupboards under and shelf and mirror above. Shaver point and wall mounted radiator. Vinyl tiled floors. Bedroom two is a guest double bedroom with built-in wardrobe, window to front and wall mounted radiator. A door leads into an en-suite with obscured window to side, built-in corner shower cubicle with mains fed shower over with tiled surround, close couple WC and hand wash basin with shelf and mirror above and shaver point. Wall mounted radiator. Vinyl tiled flooring. Bedroom three is a good size single bedroom currently used as a dressing room to the principal bedroom with a large fitted mirror fronted wardrobe with hanging rail and shelf above which will remain at the property as part of the fittings. Bedroom four is further single room with window to rear and built in wardrobe with sliding doors to front with hanging rails and shelves. It has a wall mounted radiator and further single built-in cupboard.



## Outside

The property is approached from the front from the highway via a shared driveway that provides access to four properties including number 21 and leads to the private block paved driveway providing parking for two vehicles, with a further parking space in front of the single tandem garage. There is a garden to the front of the property with a path that leads from the side drive to the front door with Espalier apple trees on the front walls and roses above the door, enclosed by latticework hedging.

A pathway with gated access leads to a private terraced area immediately behind the property which wraps itself round the conservatory and leads to the personnel door of the garage. This has power and light connected with a 7' up and over door. The rear garden is a most beautiful setting and has been specifically created to give privacy and to attract wildlife to the garden. There is an area to the side where there is an enclosed vegetable patch and a pergola covered with vines to provide shade and scent, leading to another terrace at the rear of the garden where there is a beautiful Wisteria and fanned Mulberry Tree, again offering a good degree of privacy and seclusion. The main garden itself is mainly laid to lawn with shaped flower beds with established trees and shrubs including Peonies. It is a truly interesting garden with a fanned Fig and Cordon apple tree with a Laburnum and olive trees providing privacy. There is also an outside tap.















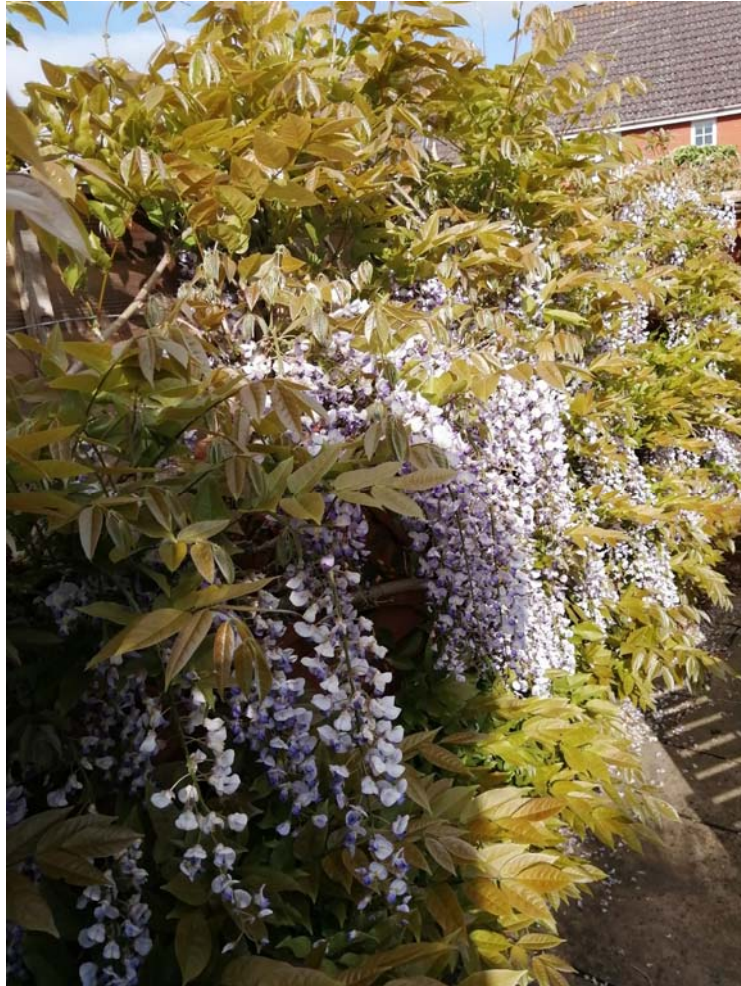








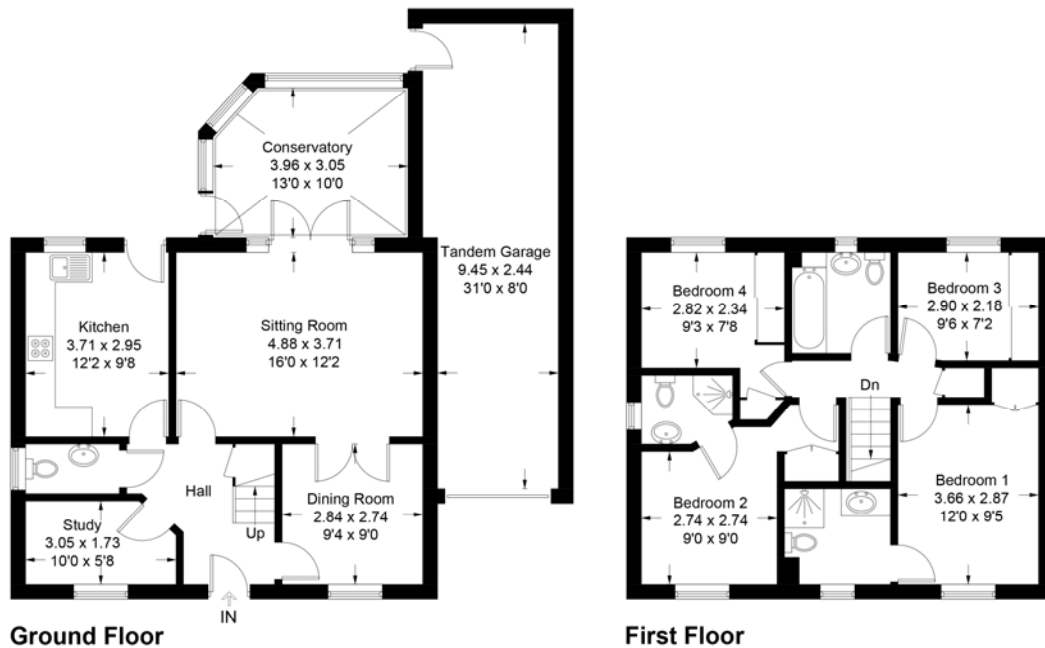






## 21 Gull Road, Saxmundham

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft  
Outbuilding = 24.6 sq m / 265 sq ft  
Total = 146.4 sq m / 1576 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity. Gas fired central heating.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C (Copy available from the agents upon request)

**Council Tax** Band D; £2,296.25 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

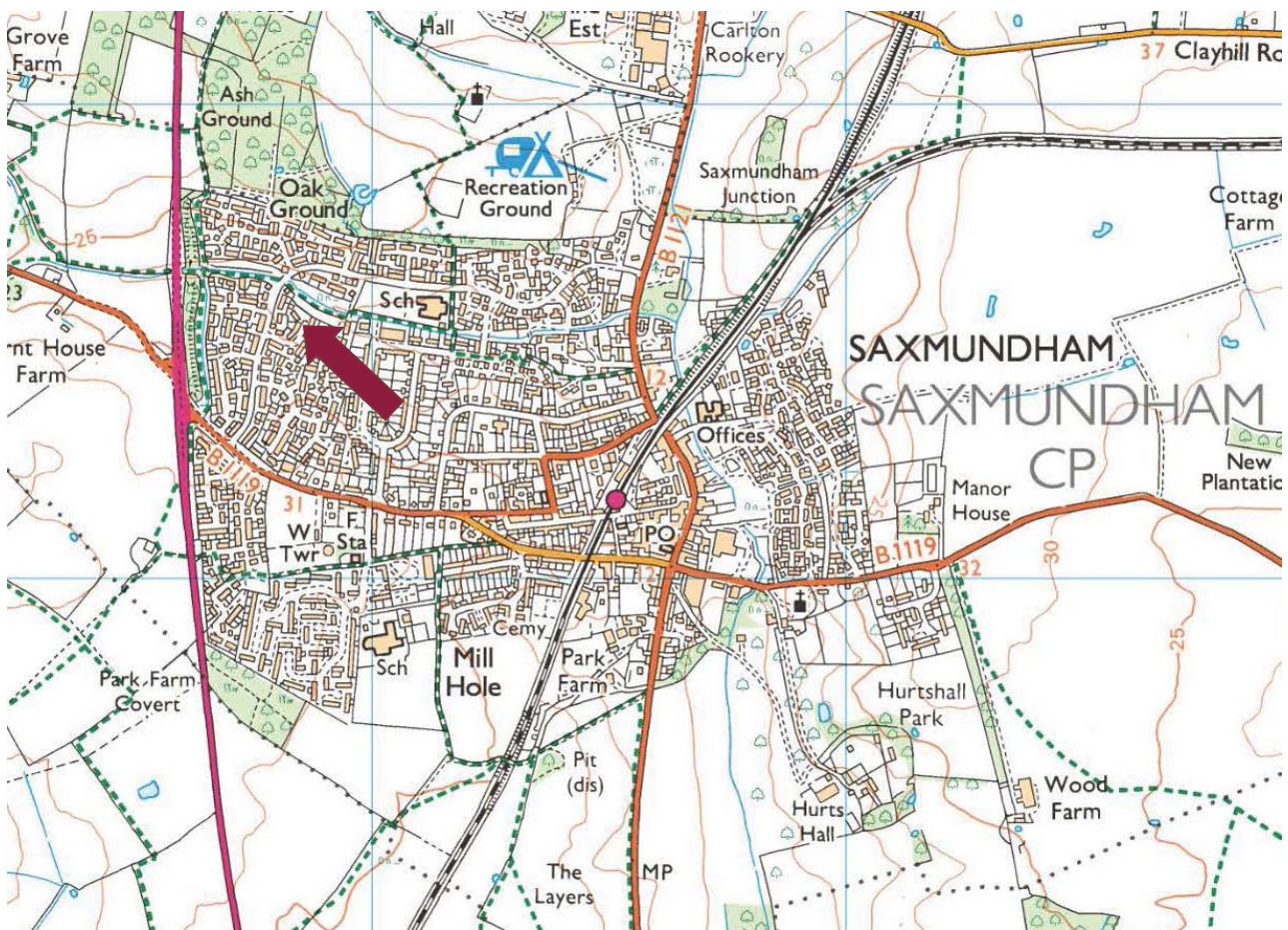
**April 2025**



## Directions

From the A12 heading northbound through the villages of Farnham and Stratford St Andrew take the second entrance on the right into Saxmundham. Here, turn into Rendham Road and take the first turning left into Brook Farm Road. Taking the second turning into Heron Road. Gull Road is the first turning on the left. The property can be found towards the bottom of the cul-de-sac.

What3Words location: ///riskiest.justifies.steer



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