

EST.  1993

JENNIE JONES

ESTATE AGENTS



45 Montagu Drive, Saxmundham, Suffolk IP17 1FL.

GUIDE PRICE

£375,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM/DINING AREA; KITCHEN/BREAKFAST ROOM; CLOAKROOM; LANDING;
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM; THREE FURTHER BEDROOMS; FAMILY BATHROOM;
FRONT GARDEN; REAR GARDEN; SINGLE GARAGE; AMPLE PARKING; CUL DE SAC LOCATION**

THE PROPERTY

A modern detached four bedroom family house situated in a cul de sac with a south facing rear garden. The accommodation comprises an entrance hall with stairs to first floor accommodation and cloakroom. A spacious fully fitted kitchen/dining area with integrated appliances including hob with extractor hood over, double oven, plumbing for washing machine and dishwasher. There is a good sized sitting room with double glazed French doors opening to the rear garden. To the first floor is a landing, family bathroom and four well proportioned bedrooms, the master having an en-suite shower room. To the front of the property is a small garden area, at the side a block paved driveway with ample parking leads to the single garage with up and over door, power, lighting and a personal door. A gate gives access to the enclosed south facing rear garden which is mainly laid to lawn.

LOCATION

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND= D

SERVICES: Mains water, gas, drainage and
electricity are available to the property.

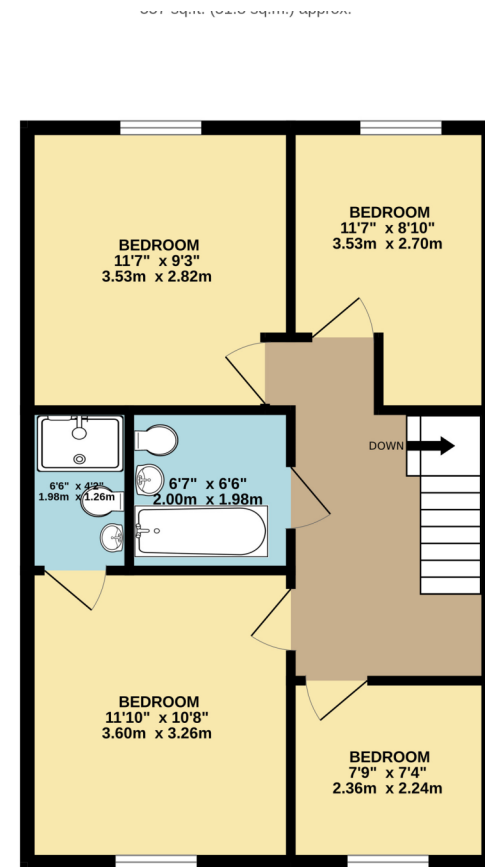
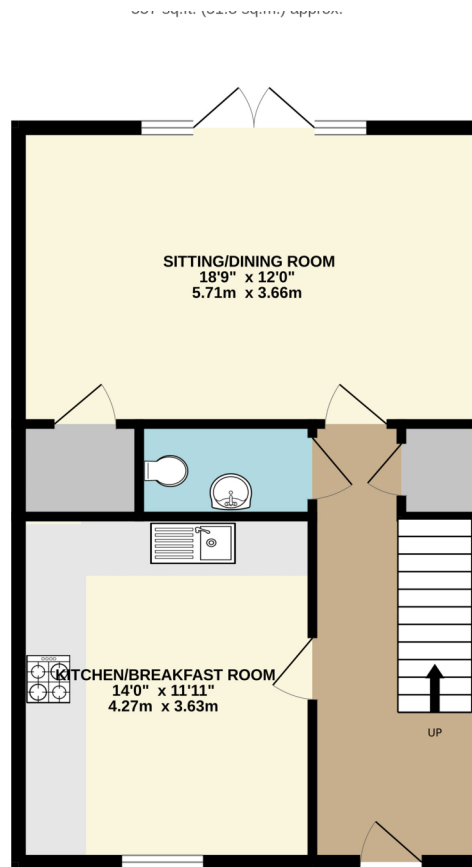
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = B



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









