

EST.  1993

JENNIE JONES

ESTATE AGENTS



4 The Limes, Saxmundham, Suffolk, IP17 1TD

OIEO

£400,000

SUMMARY OF THE ACCOMMODATION

**STORM PORCH; ENTRANCE HALL; SITTING ROOM/DINING AREA; KITCHEN; FAMILY BATHROOM;
THREE DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM;
ATTRACTIVE GARDENS; DRIVEWAY; DOUBLE GARAGE.
NO ONWARD CHAIN**

THE PROPERTY

A deceptively spacious and beautifully presented three bedroom bungalow which is situated in a sought after small residential cul-de-sac close to the High Street and all local amenities. The property has been well cared for by the current owner and consequently it is in good order throughout. Main benefits include light and airy accommodation, double glazed windows and doors, gas central heating and an attractive enclosed rear garden. The accommodation comprises a storm porch with door to the entrance hall, a well proportioned sitting room/diner with patio door to the garden. The kitchen is fully fitted with a good range of base and wall mounted units with work surfaces over. There is a built in oven and hob with extractor over, plumbing for washing machine, fridge/freezer space and a central island. There are three double bedrooms, one of which has an en-suite shower room and a family bathroom. To the front of the property is a shingled front garden designed for ease of maintenance and a driveway with ample parking for a number of vehicles which leads to the double garage. The double garage has electric operated doors and a personal door to the rear garden. The rear garden is enclosed and mainly laid to lawn with a paved patio, plant borders and a timber shed.

An internal inspection of the property is strongly recommended in order to fully appreciate the high standard of accommodation offered.

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

COUNCIL TAX BAND= E

SERVICES: Mains water, electricity and drainage are connected. Heating is by gas fired boiler.

VIEWING

By appointment through Jennie Jones Estate Agents:

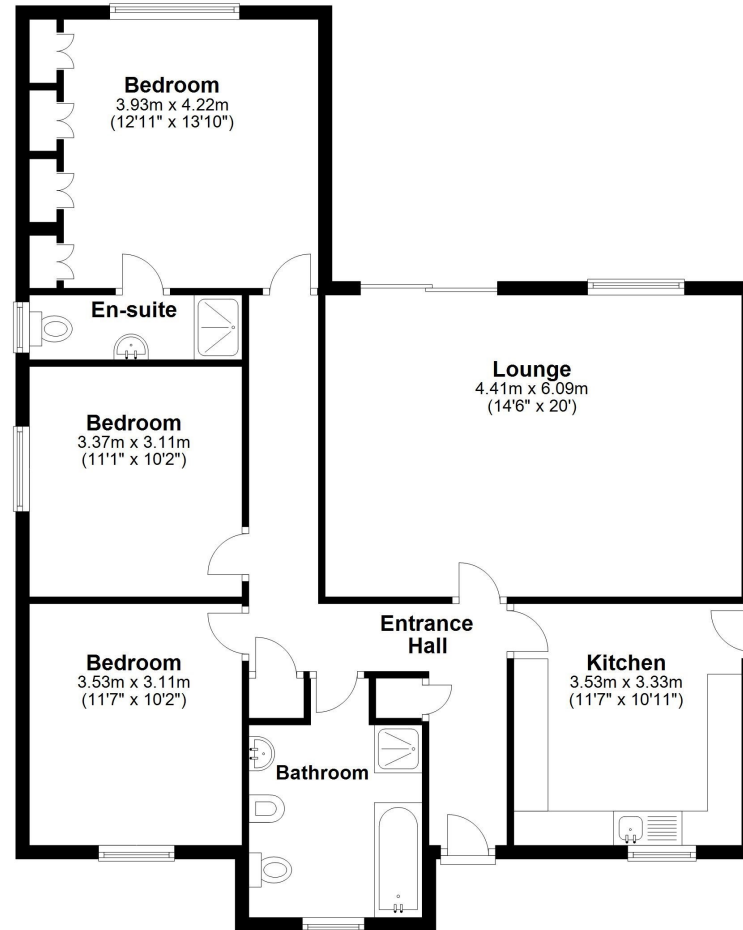
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D

Ground Floor

Approx. 103.4 sq. metres (1113.4 sq. feet)



Total area: approx. 103.4 sq. metres (1113.4 sq. feet)

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.









