

EST.  1993

JENNIE JONES

ESTATE AGENTS



14 Saxonfields, Snape, Suffolk, IP17 1QA.

GUIDE PRICE

£375,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; CONSERVATORY; THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; WET ROOM; FRONT AND REAR GARDEN; GARAGE.

NO ONWARD CHAIN

THE PROPERTY

A detached bungalow in a good location close to all local amenities. The property does require some upgrading to most areas. Main benefits include double glazed windows and doors, oil fired central heating and a large garden. There is scope to extend the bungalow subject to necessary planning consent. An entrance door opens to the entrance hall with double glazed window to the side aspect, built in cloaks cupboard, built in shelved airing cupboard housing the hot water cylinder and loft access hatch. The sitting room has a double glazed window to the front aspect, feature open fireplace with surround currently housing an electric fire, radiator and a wide opening to the dining room. The dining room has sliding patio doors opening to the conservatory, a radiator and door to the kitchen. The kitchen has a good range of base and wall mounted units with work surfaces and tiled splash backs over. There is a window and door to the rear aspect, inset sink with mixer tap, built in eye level oven and microwave, inset electric hob with extractor over, plumbing for a dishwasher, space for fridge freezer and radiator. The conservatory is glazed to three aspects with doors to the garden, base units with worktop over, plumbing for washing machine and ceramic tiled flooring. The main bedroom has a double glazed window to the front aspect, radiator, a good range of wardrobe cupboards, cupboards over the bed recess and bedside tables. A door opens to the en-suite shower room with side window, shower cubicle, close coupled toilet, radiator and tiled flooring. Bedrooms two and three both have double glazed windows and radiators. The wet room has a double glazed window to the rear, wall mounted shower, wash basin and close coupled toilet, radiator and ample tiling. To the front of the property is the large garden which is enclosed and contains a mix of mature planting and fruit trees. A driveway with ample parking for three vehicles leads to the garage with power, lighting and a personal door to the rear. The rear garden is also enclosed and mainly laid to lawn with borders containing a variety of mixed planting. There is a patio, outside water supply and timber garden shed.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

The well known village of Snape has three public houses and the Maltings complex which is home to the internationally renowned Aldeburgh Festival, in addition has a mix of bespoke shops and there are many wonderful estuary walks along the Sailors Path, Iken Cliff and woodland walks at nearby Tunstall Forest. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = D

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating by oil
fired boiler.

TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = E



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.











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