

EST.  1993

JENNIE JONES

ESTATE AGENTS



36 Beech Road, Saxmundham, Suffolk, IP17 1FP.

GUIDE PRICE

£325,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN WITH DINING AREA; LANDING; THREE FIRST FLOOR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM; FRONT AND REAR GARDEN; GARAGE.

NO ONWARD CHAIN.

THE PROPERTY

36 Beech Road is an exceptionally well presented and appointed three bedroom, two bathroom house. Situated in a good location just off the road with a pleasant outlook to the front over a grassed area. The property has been extremely well cared for by the current owners and consequently it is in immaculate order throughout. A front entrance door opens to the entrance hall with stairs to the first floor landing, understairs storage cupboard, radiator, doors to cloakroom, sitting room and kitchen. The cloakroom has a toilet, wash basin, fitted cupboard, ample tiling and radiator. The sitting room has a large double glazed sash window to the front aspect, radiator and double doors that open to the kitchen with dining area. The kitchen, with window to the rear aspect is fitted with a good range of base and wall mounted units with work surfaces over and tiled splash backs. There is a built in oven with inset gas hob and an extractor hood over, 1½ bowl sink with mixer tap, space for fridge/freezer, integrated washing machine and plumbing for dishwasher. In the dining area are French doors with shutters that open to the rear garden, radiator and ceramic tiled flooring throughout.

Stairs from the entrance hall lead to the landing with radiator and built in shelved airing cupboard housing the hot water cylinder. Bedroom one at the rear of the property has a window, radiator, wardrobe cupboard and the en-suite shower room, comprising shower cubicle, wash basin, toilet, radiator and ample tiling. Bedrooms two and three both have double glazed sash windows and radiators. The family bathroom has a window to the front aspect, panelled bath with shower over and glass screen, wash basin, toilet, radiator and ample tiling. Outside, there is a small garden to the front and driveway leading to the garage. The garage has an up and over door, power, lighting and a personal door to the rear garden. The rear garden is enclosed and mainly lawn with raised borders containing a mix of planting and a timber gazebo.

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

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
Tel: 01394 383789

COUNCIL TAX BAND: = C

SERVICES:

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

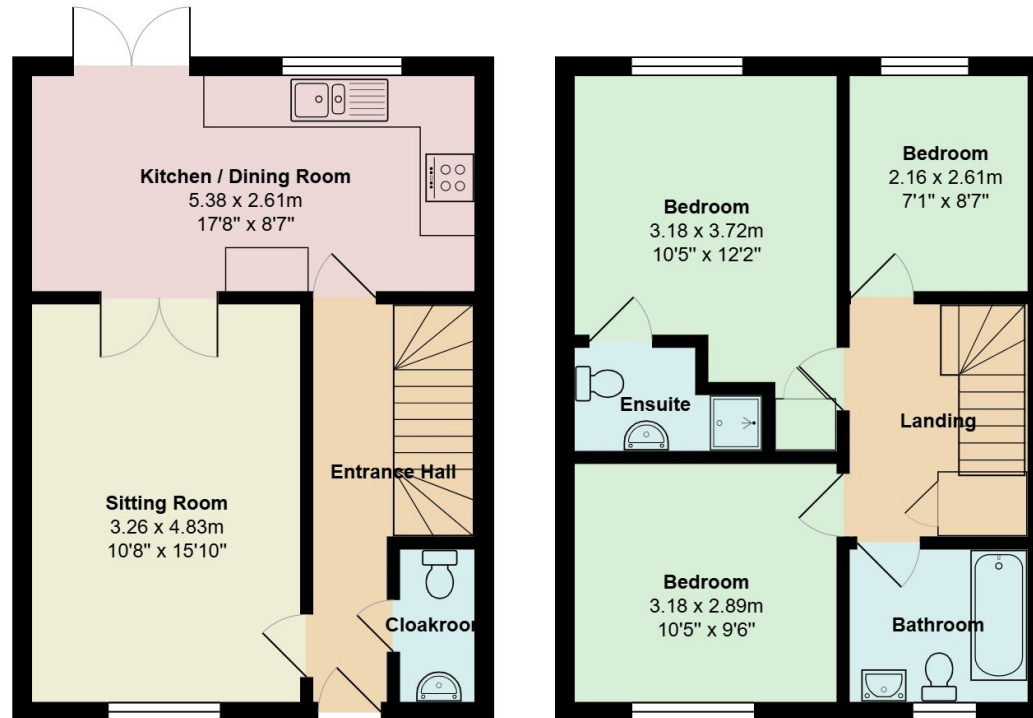
TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = B



Total Area: 82.8 m² ... 891 ft²

All measurements are approximate and for display purposes only

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.









