

EST.  1993

JENNIE JONES

ESTATE AGENTS



6 Glebe Court, Snape, Suffolk, IP17 1QP.

GUIDE PRICE

£475,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN WITH DINING AREA; THREE FIRST FLOOR BEDROOMS, ONE WITH EN-SUITE
SHOWER ROOM; FAMILY BATHROOM; SPACIOUS SECOND FLOOR BEDROOM; GARDENS, GARAGE AND TWO PARKING SPACES.**

THE PROPERTY

An immaculate mews house with south facing courtyard garden in a small select development. The property has been very well cared for by the current owner and consequently it is excellent order throughout. Main benefits include light and airy rooms, double glazing oil fired central heating and high specification fixtures and fittings. A front entrance door with glazed panels to each side opens to the entrance hall with stairs to the first floor, under stairs storage cupboard, a built in utility cupboard with plumbing for washing machine and tumble drier, radiator and wood flooring. The cloakroom has a wash basin, toilet with concealed cistern radiator and wood flooring. The sitting room is a lovely light room with window to the rear and French doors opening to the courtyard garden, there is a wood burning stove with hearth radiator and doors to the kitchen. The kitchen with dining area has a window to the front aspect and is fully fitted with a range of Shaker style base and wall mounted units with wood work surfaces and tiled splash backs. There is a built in oven with inset hob and extractor hood, 1½bowl sink with mixer tap, integrated dishwasher and fridge/freezer, radiator and wood flooring. Stairs from the entrance hall lead to the landing with floor to ceiling opaque glazed windows and built in airing cupboard. Bedroom one has a window to the rear aspect, two built in wardrobe cupboards, radiator and door to en-suite. The en-suite has a shower cubicle, vanity wash basin, toilet, shelving and radiator. Bedroom two has a Velux style window to the front and radiator. The third bedroom has a window to the rear, shelved alcove and radiator. The family bathroom has a panelled bath with shower attachment, vanity wash basin, toilet, towel radiator, and ample tiling. A second staircase from the landing leads to the second floor bedroom. A very light and spacious room with double glazed key lite roof windows, deep built in storage cupboard and eaves storage cupboard.

Outside. Glebe Court is approached via a private gravelled driveway. To the front of the property is a paved area leading to the front door. To the rear of the property is a south facing enclosed courtyard garden which is paved and as a light and outside tap. A gate opens to a shared driveway and gives access to the garage and the two allocated parking spaces.

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 Council,

COUNCIL TAX BAND: = E**SERVICES:**

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

TENURE: Freehold

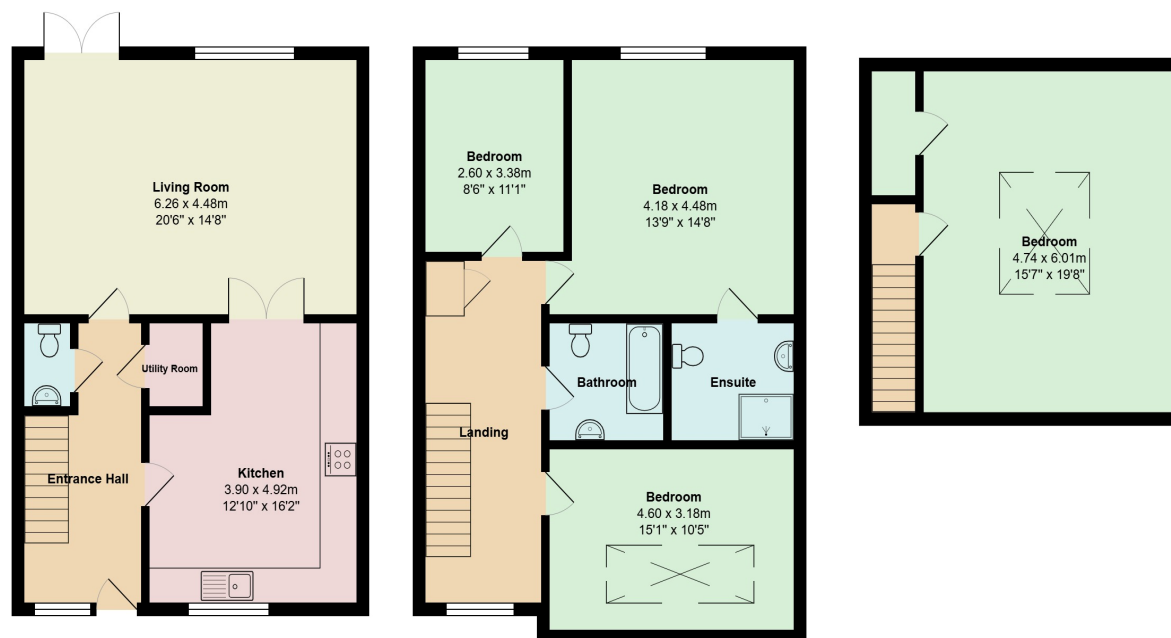
SERVICE CHARGE: £150 per annum. TBC

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = B

Total Area: 162.7 m² ... 1752 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.









