

JENNIE JONES

EST. 1993

ESTATE AGENTS



**BROOK FARM ROAD**

Saxmundham | Suffolk

**£325,000**

## 62 BROOK FARM ROAD, SAXMUNDHAM, IP17 1WL

Saxmundham Station - 0.5 miles

Woodbridge - approx. 15 miles

Framlingham - approx. 8 miles

- Four Bedrooms ● En-suite ● Sitting Room ●
- Kitchen/Breakfast Room ● Dining Room ●
- Family Bathroom ● Garage & Off Road Parking ●
- Enclosed Rear Garden ● Ground Floor Cloakroom ●

### The Property

A front entrance door beneath a storm porch opens into the entrance hall, with stairs rising to the first floor and access to a cloakroom fitted with WC and wash basin.

The sitting room is located to the front of the property and features a fireplace, creating a comfortable reception space. To the rear, the dining room enjoys views over the garden with French doors opening out, ideal for entertaining.

The kitchen / breakfast room is fitted with a range of base and wall mounted units with worksurfaces over, incorporating a built in oven, hob and extractor. There is space for further appliances and a door providing access to the side of the property.

On the first floor, the landing leads to four well proportioned bedrooms, including a principal bedroom with en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a panelled bath, wash basin and WC.

### The Location

Saxmundham is a popular market town offering a wide range of amenities including supermarkets, independent shops, a health centre and railway station with direct services to London Liverpool Street. The town is well placed for access to the Suffolk Heritage Coast, with nearby destinations including

**Spacious detached home within walking distance of the town centre and station, with garage, parking and no onward chain.**



Aldeburgh, Southwold and Snape Maltings.

**Services**

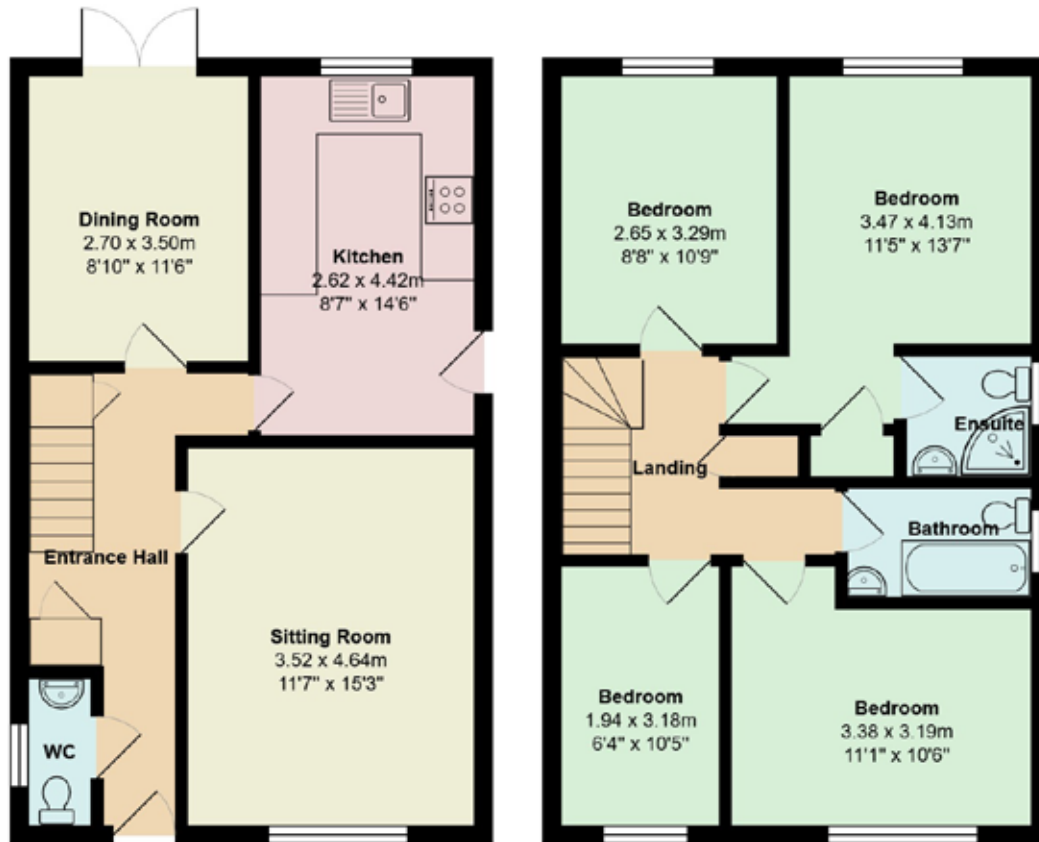
Mains gas, electricity, water and drainage  
Gas-fired central heating with radiators  
UPVC double glazing

**Local Authority and Council Tax Band**

East Suffolk Council - Council Tax Band D

**EPC Rating: C**





**Jennie Jones**

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