

JENNIE JONES



ESTATE AGENTS



**LONG AVENUE**

Saxmundham | Suffolk

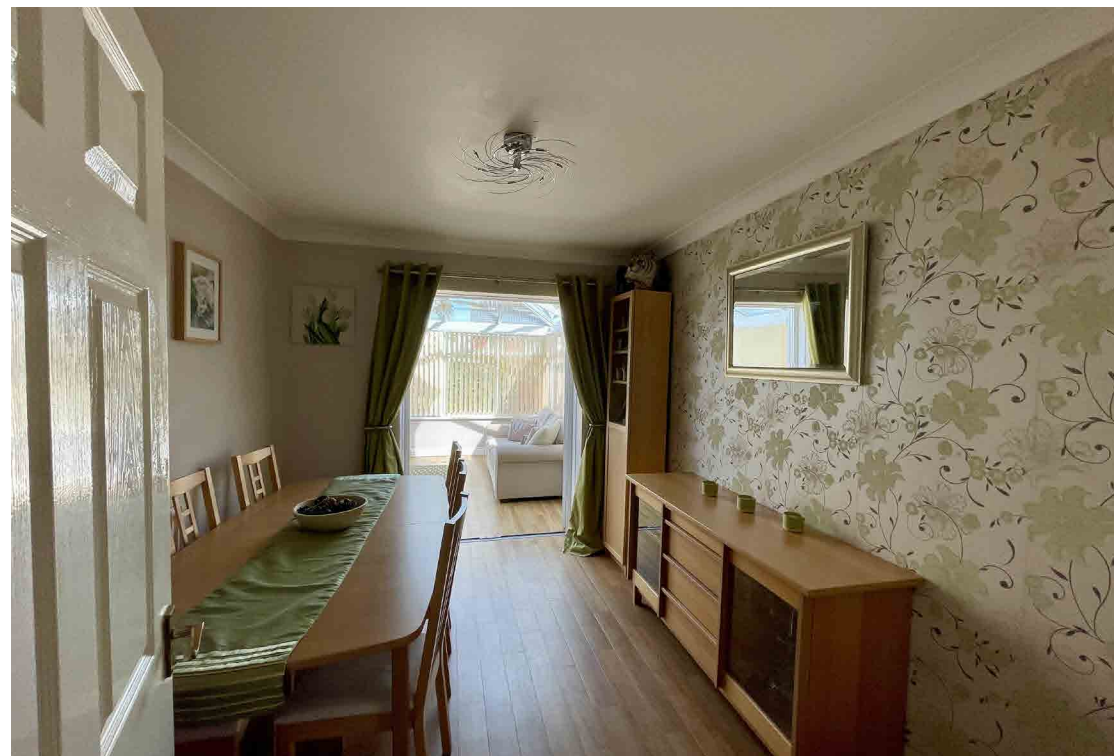
**£350,000**

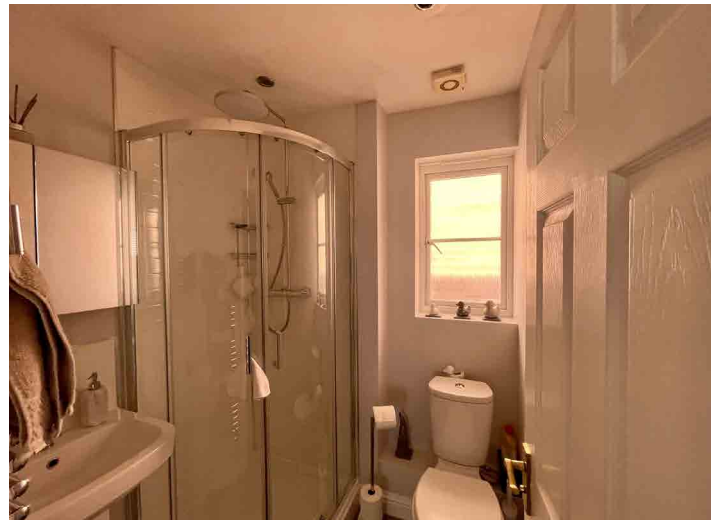
# 23 LONG AVENUE, SAXMUNDHAM, IP17 1WG

## DETACHED FOUR-BEDROOM FAMILY HOME WITH CONSERVATORY, GARAGE AND LANDSCAPED GARDEN

Saxmundham Town Centre - 0.7 miles  
Saxmundham Railway Station - 0.8 miles  
Leiston - 4 miles  
Snape Maltings - 5 miles

- Entrance Hall ● Sitting Room ● Cloakroom ● Kitchen ● Dining Room ● Conservatory ●
- Four Bedrooms ● Family Bathroom ● Pretty enclosed Garden ●
- Off-Road Parking ●





## The Property

The property is approached via a landscaped front garden with driveway parking leading to the attached garage. Internally, the accommodation is bright, welcoming and exceptionally well presented throughout.

The sitting room enjoys a large front-facing window allowing plenty of natural light to flood the room, creating an excellent space for relaxing and entertaining. To the rear of the property, the dining room provides ample space for family meals and social occasions, with sliding doors opening into the conservatory.

The conservatory is a particularly appealing addition, providing a versatile second reception room with views over the garden and French doors leading directly outside. It is an ideal space for enjoying the garden throughout the seasons.

The kitchen is fitted with a comprehensive range of modern wall and base units together with generous worktop space and room for a range of appliances. A window overlooking the rear garden ensures the room remains bright and practical for everyday use.

Completing the ground floor is a useful cloakroom. The first floor accommodation is arranged around a central landing and comprises four bedrooms. The principal bedroom benefits from fitted wardrobes and an ensuite shower room, whilst the remaining bedrooms are served by a family bathroom fitted with a modern suite including bath with shower over.

Throughout the property, neutral décor and well-maintained finishes create a home that is ready for immediate occupation.

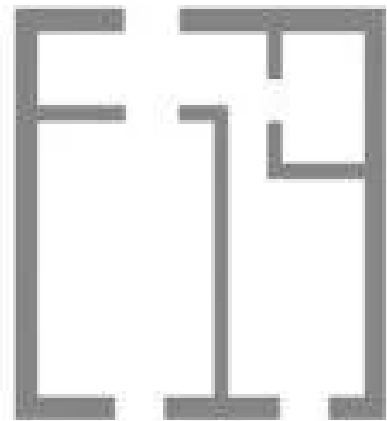
## Outside

The rear garden has been thoughtfully landscaped to create an attractive and private outdoor space.

A lawned area is complemented by established planting, decorative borders and a raised seating terrace, providing an excellent setting for outdoor dining and entertaining. Timber fencing encloses the garden, creating a safe environment for children and pets.

To the front, the property benefits from driveway parking and access to the attached garage, providing useful storage and additional parking options.

FLOOR PLAN IMAGE



COMING SOON

### Location

Long Avenue forms part of a popular residential area on the western side of Saxmundham, a thriving market town positioned between the Suffolk Heritage Coast and the county's picturesque countryside.

The town offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, medical facilities and schooling. Saxmundham Railway Station provides regular services to Ipswich, where connecting services run through to London Liverpool Street.

The nearby coastal towns of Aldeburgh, Southwold and Thorpeness are all within easy reach, whilst attractions including Snape Maltings, RSPB Minsmere and Framlingham Castle make this a wonderful part of Suffolk in which to live.

### Services

Mains electricity, water water and gas. Gas heating

### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

### EPC Rating

TBC



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