



Fromus Walk, Saxmundham





This elegant Georgian style three storey townhouse occupies an enviable position overlooking the Fromus river with green open spaces and mature trees to the front. Footpaths lead you directly into the town centre with its excellent range of amenities and railway station. The house has an attractive cream brick Georgian facade with painted sash windows but was built in 2013 so has all the benefits of a modern home. The house is deceptively spacious with very versatile accommodation set over three floors, elegant proportions and is more than 1500 sq ft, all beautifully presented. Set on this leafy walkway there is no vehicle access to the front of the house, making it ideal for families. To the rear is the garden with rear access to the garage and car parking area.

LOCATION: Fromus Walk has pathways taking you directly into the town and through to the railway Station making it an ideal spot for commuters. Saxmundham has a thriving High Street with a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy and vibrant market town. It has a Doctor's Surgery, Dentist and Vets as well as a Library. Saxmundham has a local primary school while secondary education is provided by schools in neighbouring towns. Saxmundham also boasts a train station which connects to Woodbridge and the mainline station in Ipswich. Ipswich has a regular service to London which takes just over an hour. The heritage coast is a short drive away with the stunning seaside town of Aldeburgh 7 miles away and pretty village of Thorpeness only 6 miles away.



Fromus Walk is accessed via Warren Road but this elegant house looks out over trees and open green spaces giving a feeling of space and tranquillity.

FROMUS WALK - INTERIOR The front door leads you into a generous entrance hall on the ground floor with a handy, coats cupboard, understairs cupboard and practical slate tiled floor. To the front of the house is a reception room/bedroom 4 with a sash window to the front and calming open views. Directly adjacent is a shower room with walk in shower, basin and WC. To the rear is a bright reception room with French doors opening onto the rear garden. This space offers complete flexibility and could make a great study/playroom/snug or additional bedroom. At the end of the hall is the utility room which has a glazed back door leading out to the rear garden, tiled floor, wall mounted gas boiler, inset sink and space for a washing machine and tumble dryer together with work surface and additional storage.

Stairs rise to the first floor. Across the rear of the house there is a spacious open-plan kitchen/dining room with large sash windows letting in lots of light and ceramic tiled floor. The kitchen is fitted with a generous range of teak coloured units under a dark grey worktop and includes a gas hob with under counter oven, space for a fridge freezer, space for a dishwasher and plenty of wall and base units with the sink under the rear window. The dining room runs round in an L shape providing plenty of space for a large family table and chairs. Double doors lead you through to the elegant sitting room with double sash windows to the front making the best of the beautiful views. There is a fireplace with gas fire giving a focal point to the room and traditional style panelling.

Stairs lead to the second floor where you will find the bedrooms. At the rear is a large single bedroom which is currently laid out as a nursery. Adjacent is a double bedroom with window to the rear and a large, fitted wardrobe. To the front of the house is the principal bedroom with fitted wardrobes and two large sash windows to the front of the property with tranquil views. There is also an en-suite shower room with neutral tiling, shower, basin and WC. Between the bedrooms is the family bathroom comprising a bath with shower attachment, basin and WC. Back into the hallway is the airing cupboard housing the hot water tank and a further fitted cupboard which can be used as extra wardrobe/storage space.

There is a hatch giving access to the loft which has been partially boarded for storage.

The house is offered in immaculate order throughout. It has been decorated throughout in calming, neutral tones and offers an elegant interior in keeping with its traditional proportions.



FROMUS WALK - EXTERIOR To the front the house is set on a quiet path with views over the Fromus River with green open spaces and mature trees providing a tranquil aspect. A bench is nestled under the front window, the perfect place to unwind and watch the children play or enjoy the sunset.

The rear garden is fenced on all sides and mainly hard landscaped giving plenty of space for outdoor dining and entertaining. A few steps lead up to the rear gate which opens on to the parking area at the rear and allows easy access to the garage.

The garage is en bloc with an up and over door. There is an allocated parking space in front of the garage.

TENURE: The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk

Tax Band: D

EPC: C

Postcode: IP17 1GG

WHAT3WORDS: ///rejoined.since.pickup

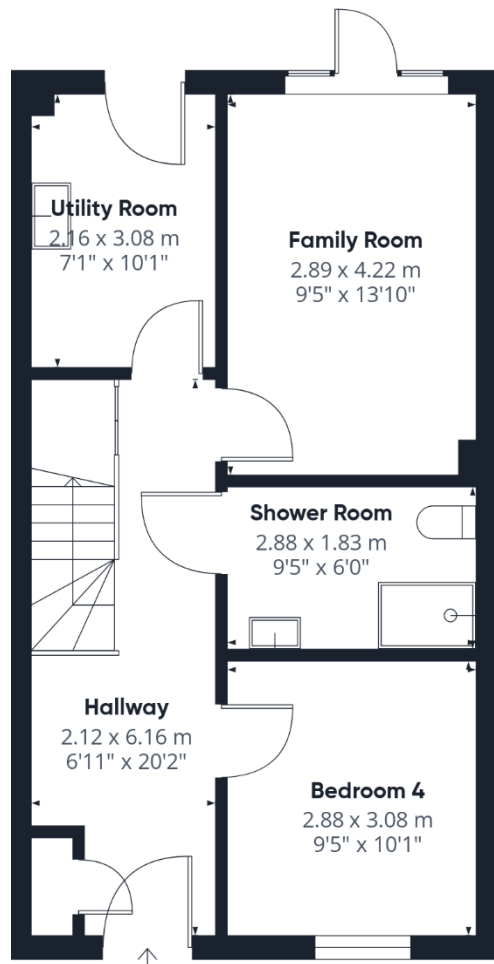
SERVICES: Gas fired central heating, mains electricity, water and drainage. Gas fire to the Sitting Room

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

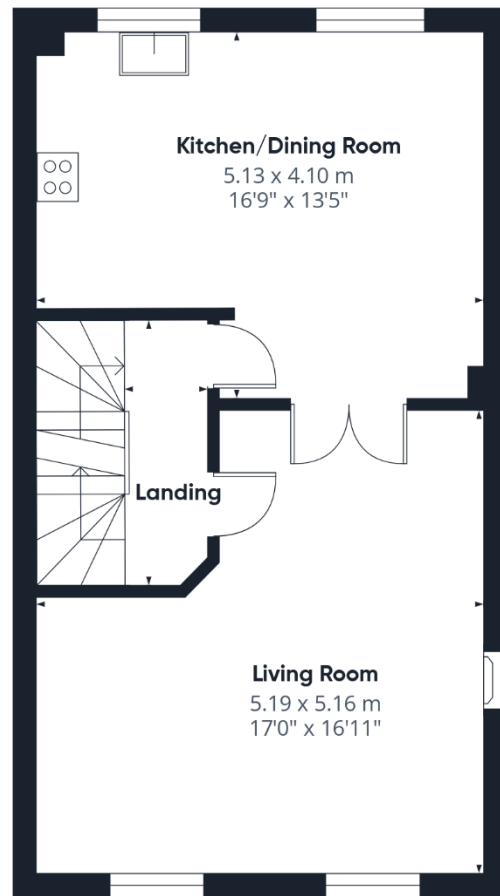
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



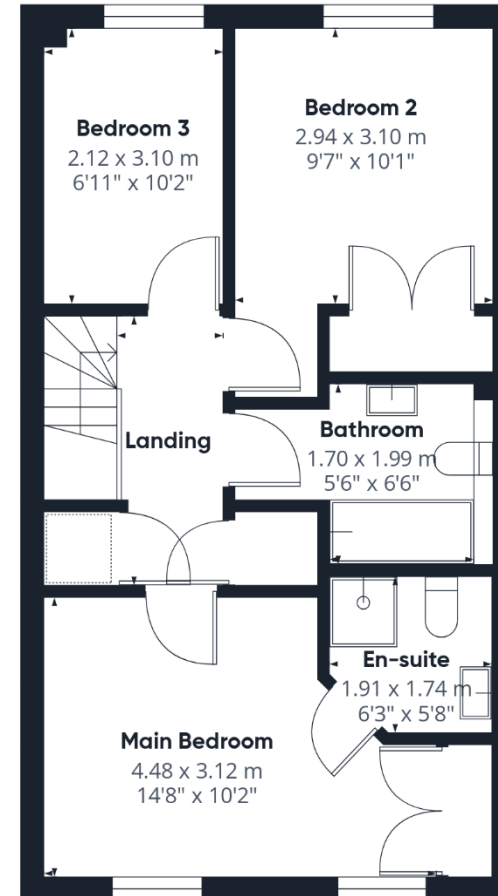




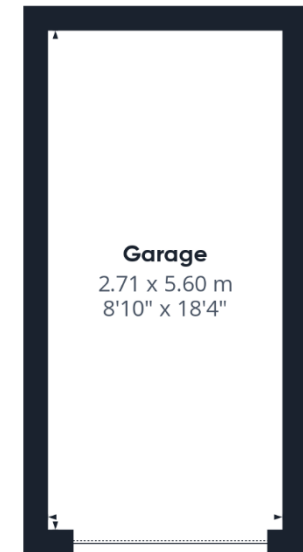
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽ⁿ⁾

149.8 m²
1613 ft²

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

