

*A beautifully presented, three bedroom house, located on the popular Priors Grange development, in the market town of Saxmundham.*



#### Guide Price

£315,000

Freehold

Ref: P7872/MC

#### Address

7 Holly Way  
Saxmundham  
Suffolk  
IP17 1FU



Entrance hall, sitting room, kitchen/dining room and cloakroom.

Principal bedroom with en-suite shower room, two further bedrooms and bathroom.

Single garage and driveway.

Fully enclosed landscaped rear garden.

#### Contact Us



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And at The London Office  
40 St James' Place  
London SW1A 1NS

## **Location**

Holly Way is located a short distance to the east of the town centre and within walking distance of Tesco and Waitrose supermarkets, the doctors surgery and the high street. The high street offers cafes, businesses and all day-to-day shopping facilities. Also within walking distance is the railway station, which has regular train services to London's Liverpool Street station via Ipswich.

To the east of Saxmundham lies Suffolk's Heritage Coast, with popular centres including Aldeburgh, Thorpeness, Walberswick, Southwold and Orford. The renowned Snape Maltings Concert Hall, home to Aldeburgh Festival, is approximately 3 miles to the south, and the county town of Ipswich lies under 22 miles to the south-west.

## **Description**

7 Holly Way is a beautifully presented, three bedroom house, located on the popular Priors Grange development by the award winning developers, Hopkins Homes. The property has been exceptionally well maintained during the current vendor's tenure.

The front door opens into to the entrance hall which provides access to the sitting room, kitchen/dining room and cloakroom. The sitting room overlooks the front garden and benefits from bespoke shutters. Double doors lead through to the kitchen/dining room which has a window to the front and French style doors opening onto the patio area and landscaped rear garden. The kitchen is fitted with a range of high and low-level units with an integrated stainless steel sink with tiled splashback, incorporating a four ring Hotpoint gas hob, double oven and extractor hood above. There is also space and plumbing for a washing machine, dishwasher and fridge freezer. The cloakroom comprises a WC, handwash basin and extractor fan. There is also a useful understairs storage cupboard.

Stairs rise to the first floor landing which provides access to the three bedrooms and bathroom. The principal bedroom overlooks the rear garden and has a built-in wardrobe. It also benefits from an en-suite shower room which comprises a built-in shower with tiled surround, handwash basin with tiled splashback, WC and extractor fan. Bedroom two is further double room with windows overlooking the front of the property. Bedroom three is currently used as a study and has a panelled wall with window to the rear and an access hatch to the loft. The bathroom has a window to the front and comprises a bath with tiled surround, WC, handwash basin and extractor fan. The built-in airing cupboard can be accessed via the landing and houses the hot water cylinder.

## **Outside**

The property is approached from the road via a paved pathway through the front garden. The rear garden can be accessed either via a pathway to the rear of the neighbouring property or directly from the French style doors in the kitchen/dining room.

The garden enjoys the sun throughout the day and is fully enclosed by wood panel fencing. It has been attractively landscaped with planted borders and mature pleached trees providing privacy. The garden has an area of lawn and a covered and heated patio area, providing an excellent space for outdoor entertaining. This is available via separate negotiation. The vendor has recently installed a koi fishpond with a power supply which can remain in situ if required. To the rear of the garden is a useful storage shed. The property also benefits from a single garage which is connected to power, light and water. It has an up and over door which opens onto the driveway.

















## 7 Holly Way, Saxmundham

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

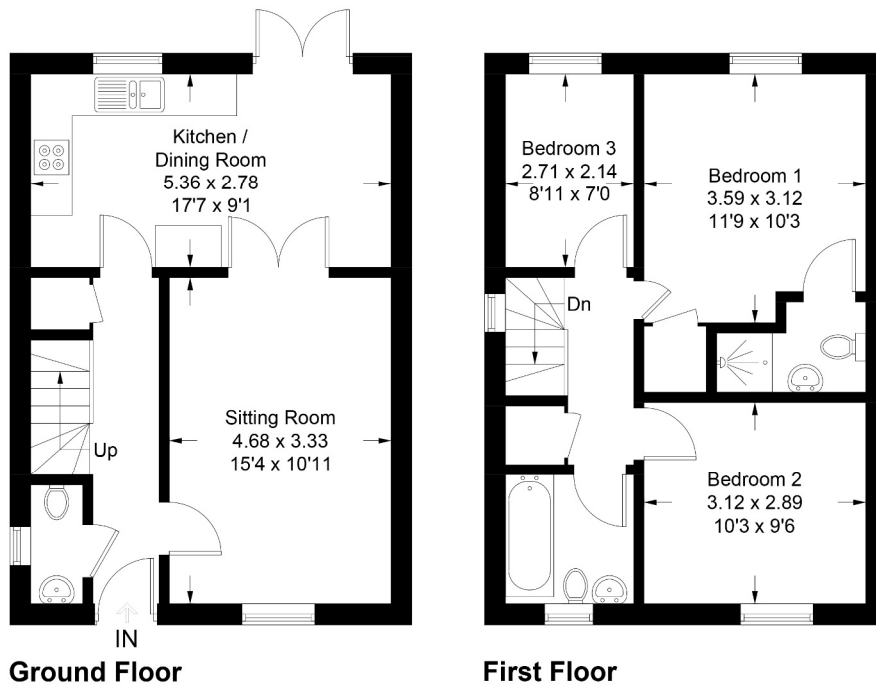


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288742)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**Maintenance Charge** There is an annual charge payable towards the cost of the upkeep of the communal areas. The charge for the period 1st January to 31st December 2026 was £183.54.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = B (Copy available from the agents upon request).

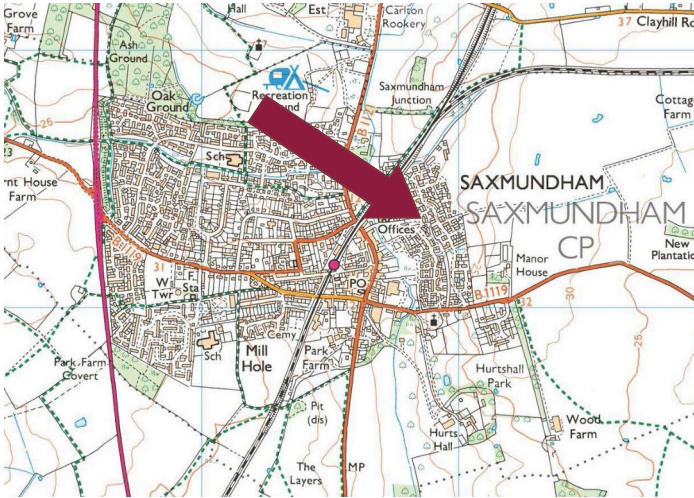
**Council Tax** Band C; £2,147.23 payable per annum 2026/2027

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Please note that the grass depicted in the rear garden is CGI. The area has recently been re-seeded by the vendor.
5. Please note that the garage is owned by way of a 125 year leasehold interest.

**April 2026**



## Directions

Heading north on the A12, take the right hand turning onto the B1119, where signposted to Saxmundham. Proceed along this road and turn right into Mill Road, continuing over the level crossing. Proceed straight over the traffic lights into Church Road. Continue past Waitrose on the left and take the second turning on the left onto Beech Road. Continue and turn left onto Holly Way where Number 7 will be found on the left hand side.

For those using the What3Words app:  
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