



JENNIE JONES

EST. 1992

ESTATE AGENTS

**BROOK FARM ROAD**

Saxmundham | Suffolk

**£320,000**

## 36 BROOK FARM ROAD, SAXMUNDHAM IP17 1WL

Saxmundham Station - 0.7 miles

Aldeburgh - 7 miles

Snape Maltings - 5 miles

- Entrance Hall ● Cloakroom ● Sitting Room ● Study ●
- Kitchen ● Dining Room ● First Floor Landing ●
- Family Bathroom ● Four Bedrooms ●
- Master Bedroom with Ensuite ● Garage & Gardens ●

### The Property

36 Brook Farm Road is an attractive and well-proportioned detached family home, in a popular residential area within easy reach of Saxmundham's amenities, schools and railway station.

The spacious entrance hall gives access to all ground-floor rooms. At the front of the property sits a dedicated study, ideal for home working, opposite the separate dining room. The sitting room is a generous and welcoming space, featuring a electric fire and French doors opening directly onto the rear garden.

The kitchen is modern, well appointed with a range of base and wall units and includes integrated appliances such as a fridge/freezer, oven, hob, extractor and dishwasher. A wall-mounted gas boiler is neatly housed here, and there is a door to the garden. A cloakroom completes the ground floor. Upstairs, the property offers four bedrooms: three comfortable doubles and a single. The main bedroom benefits from an ensuite shower room, while the remaining rooms are served by the modern family bathroom.

Outside, the enclosed rear garden provides a mix of paving and lawn, perfect for family life and outdoor dining. The front garden is neatly maintained, and the property further benefits from driveway parking for two cars and a single garage with

## A modern family home in a desirable Saxmundham location



an up-and-over door

### Location

Brook Farm Road lies on a sought-after modern development on the edge of Saxmundham, within walking distance of the High Street, supermarkets, primary school and the railway station (services to Ipswich and London Liverpool Street).

The town sits just a short drive from the Suffolk Heritage Coast, including Aldeburgh, Thorpeness and RSPB Minsmere. Excellent walking, cycling and leisure opportunities are all close at hand, with easy access to the A12 for commuting.

### Services

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

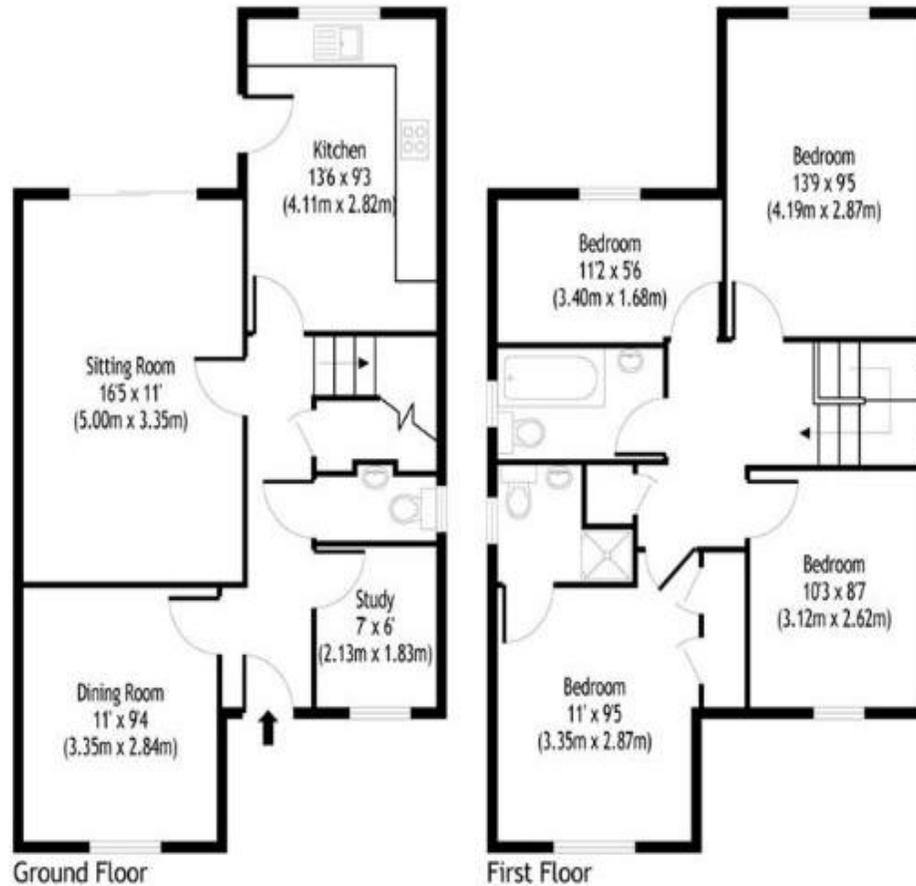
### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

### EPC Rating: C



Saxmundham  
Approx. Gross Internal Floor Area - 1147 Sq ft / 107 Sq M



For identification purposes only. Not to scale.



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