

JENNIE JONES

EST. 1993

ESTATE AGENTS



FRANKLIN ROAD

Saxmundham | Suffolk

£280,000

39 FRANKLIN ROAD, SAXMUNDHAM, IP17 1FJ

Saxmundham Town Centre – 0.5 miles
Saxmundham Railway Station – 0.7 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles

- Entrance Hall ● WC ● Kitchen ● Living / Dining Room ●
 - Principal Bedroom with En-suite ●
- Two Further Bedrooms ● Family Bathroom ●
 - Enclosed Rear Garden ● Parking ●

The Property

Situated within the highly regarded David Wilson Homes development, this beautifully presented three bedroom semi-detached home offers stylish, contemporary accommodation, ideal for families, professionals and those looking for a home ready to move straight into.

The welcoming entrance hall leads through to a bright and spacious sitting room, where French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the front of the property, the modern fitted kitchen is well equipped with an excellent range of wall and base units, integrated cooking appliances and space for informal dining. A convenient cloakroom completes the ground floor.

Upstairs, the principal bedroom benefits from fitted wardrobes and a contemporary en suite shower room. Two further bedrooms are served by a stylish family bathroom, providing flexible accommodation for growing families, guests or those working from home.

Outside

The enclosed rear garden has been designed for ease of maintenance, offering a lawn and patio seating area ideal for outdoor dining and relaxation. To the front, the property

BEAUTIFULLY PRESENTED THREE BEDROOM DAVID WILSON HOME WITH EN SUITE & TWO PARKING SPACES



benefits from two allocated parking spaces.

Beautifully maintained throughout, this superb home combines modern living with an excellent location, just a short distance from Saxmundham town centre and its excellent range of amenities.

Location

Saxmundham is a thriving Suffolk market town offering an excellent range of everyday amenities, including independent shops, cafés, restaurants and a railway station with regular services via Ipswich to London Liverpool Street.

Ideally situated for the Suffolk Heritage Coast, the town provides easy access to the popular destinations of Aldeburgh, Thorpeness, Southwold and the world-renowned Snape Maltings. Surrounded by beautiful countryside, nature reserves and scenic walking and cycling routes, it offers the perfect balance of coastal and country living.

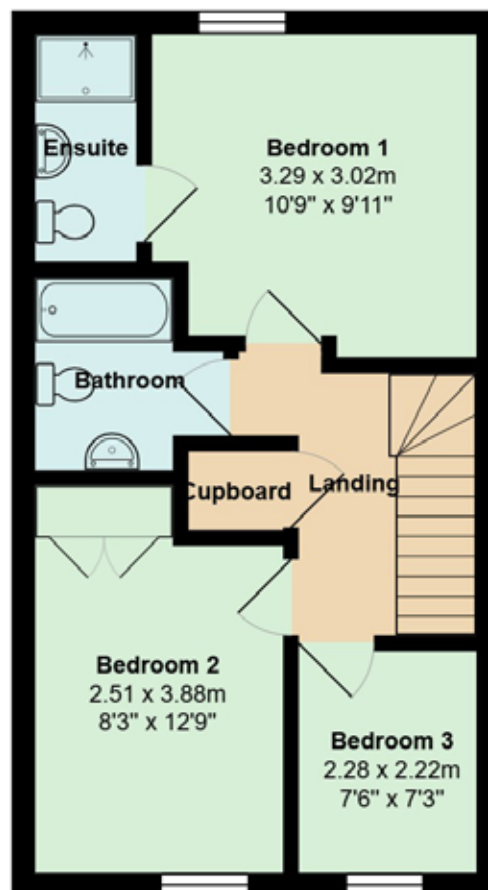
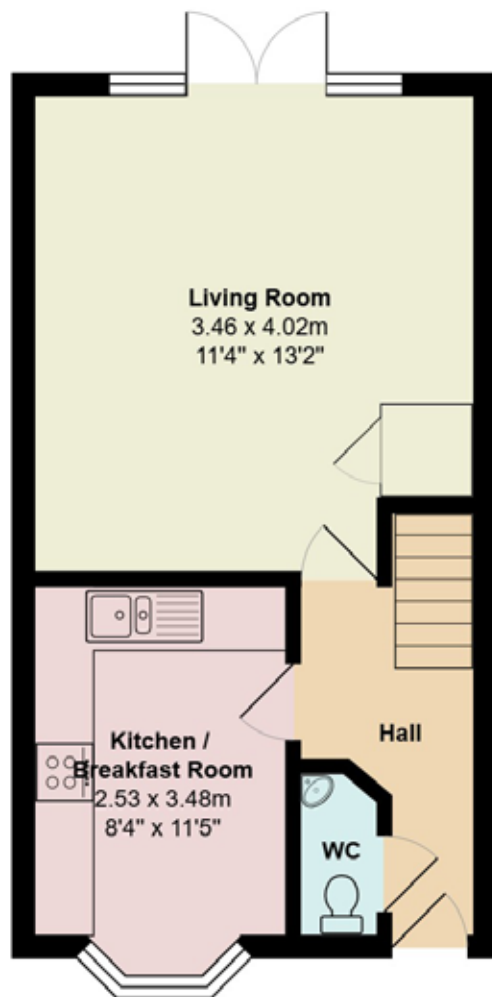
Services: Mains water, drainage, electricity and gas connected. Gas-fired central heating.

Local Authority: East Suffolk Council

Council Tax Band: C

EPC Rating: C





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