



Saxon Road, Saxmundham IP17 1ED

welcome to

Saxon Road, Saxmundham

Located just a short stroll from Saxmundham's bustling High Street, excellent schools, and reliable train links to the coast and beyond, this home delivers a rare opportunity to enjoy country living without sacrificing easy access to town amenities.

Accommodation

Entrance Hall

Entrance door into hallway with stairs to first floor, radiator and storage cupboard.

Living Room

14' 8" x 10' 11" (4.47m x 3.33m)

Open fireplace, radiator and double glazed window to front aspect.

Kitchen

18' 3" x 10' (5.56m x 3.05m)

Base level units with adjoining worktop. Space for oven and fridge/freezer. One and a quarter sink. Large pantry cupboard with window to side. Fitted wine rack. Radiator. Tiled flooring. Double glazed window to rear aspect.

Dining Room / Forth Bedroom

8' 10" x 8' (2.69m x 2.44m)

Radiator and double glazed window to rear aspect.

Utility Room

10' 4" x 6' 7" (3.15m x 2.01m)

Base and eye level units with space for washing machine and one and a quarter sink. Radiator. Double glazed window to rear and double glazed door to front drive. Wall mounted boiler.

Sun Room

9' x 5' 9" (2.74m x 1.75m)

Tiled flooring. Double glazed window and French doors into rear garden.

Landing

Carpeted flooring, radiator, loft hatch, storage cupboard and double glazed window to side aspect.

Bedroom One

12' 1" x 10' 11" (3.68m x 3.33m)

Carpeted flooring, radiator, fitted wardrobe and double glazed window to front aspect.

Bedroom Two

14' 10" x 8' 4" (4.52m x 2.54m)

Carpeted flooring, fitted wardrobe, radiator and double glazed window to rear aspect.

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)

Carpeted flooring, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Heated rail, vinyl flooring and obscure double glazed window to rear aspect.

Outside

Front Garden

Large driveway providing off road parking for multiple cars, shed and wood store.

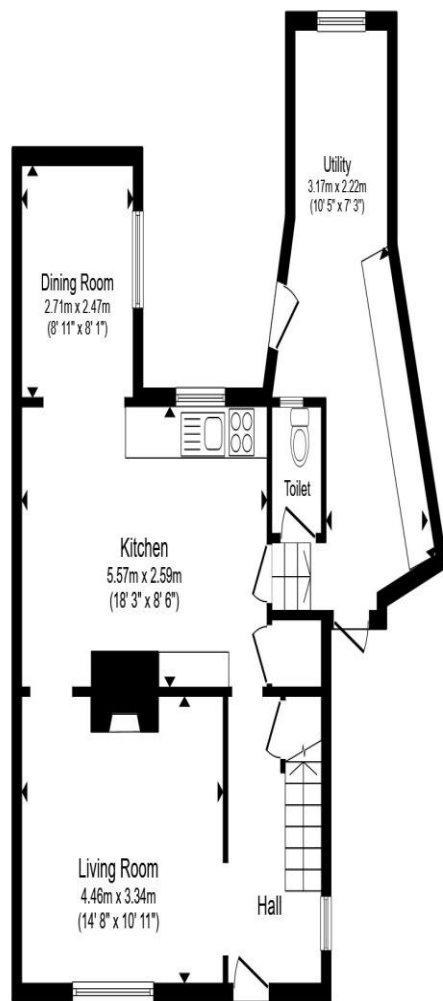
Rear Garden

Fence enclosed, mostly laid to lawn with shingled area, patio area, shed and greenhouse. Leading to:-

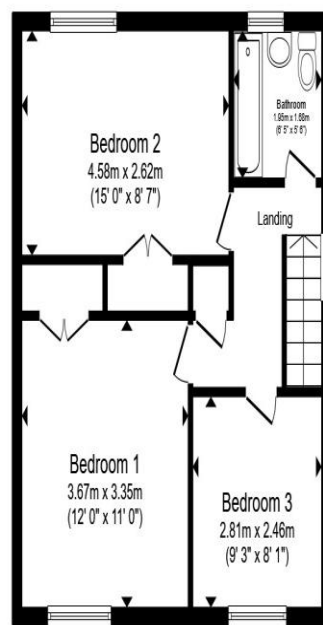
Outbuilding

14' x 9' 2" (4.27m x 2.79m)

Double glazed French doors into garden. Leading into a further storage shed.



Ground Floor



First Floor

Total floor area 111.1 m² (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Saxon Road,
Saxmundham

- Guide Price £280,000 - £290,000
- Spacious Semi-Detached House
- Three First Floor Bedrooms & Family Bathroom
- Generous Living Room With Open Fireplace
- Dining Room / Potential Forth Bedroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price
£280,000



view this property online williamhbrown.co.uk/Property/FLH105644



Property Ref:
FLH105644 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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