

JENNIE JONES

EST. 1993

ESTATE AGENTS



NORTH ENTRANCE

Saxmundham | Suffolk

£525,000

9 NORTH ENTRANCE, SAXMUNDHAM, IP17 1AS

A HANDSOME EDWARDIAN HOME COMBINING GENEROUS PROPORTIONS, PERIOD CHARACTER AND A SUPERB GARDEN, MOMENTS FROM SAXMUNDHAM TOWN CENTRE.

- Entrance Hall • Sitting Room • Family Room • Dining Room •
- Kitchen / Dining Room • Utility Room • Four Bedrooms • En-suite • Family Bathroom •
- Cellar • Garage • Parking • Enclosed Rear Mature Garden •

Snape Malting - 5 miles / Aldeburgh - 7 miles / Framlingham - 8 miles





The Property

9 North Entrance is a handsome Edwardian semi detached house with the sort of presence, proportions and character that make homes of this period so appealing. Built in attractive Suffolk yellow brick and softened by established planting to the front, it gives relatively little away about just how much accommodation lies beyond.

Inside, the house is wonderfully individual and retains a wealth of period detail. High ceilings, decorative cornicing and ceiling roses, fireplaces, woodwork and the impressive entrance hall all contribute to a house that feels reassuringly substantial.

The entrance hall immediately sets the tone, with its staircase rising through the centre of the house and access to the principal reception rooms. To the front is an elegant sitting room with a broad bay window bringing in plenty of natural light. A fireplace with wood burning stove provides a natural focal point, complemented by decorative plasterwork and fitted shelving.

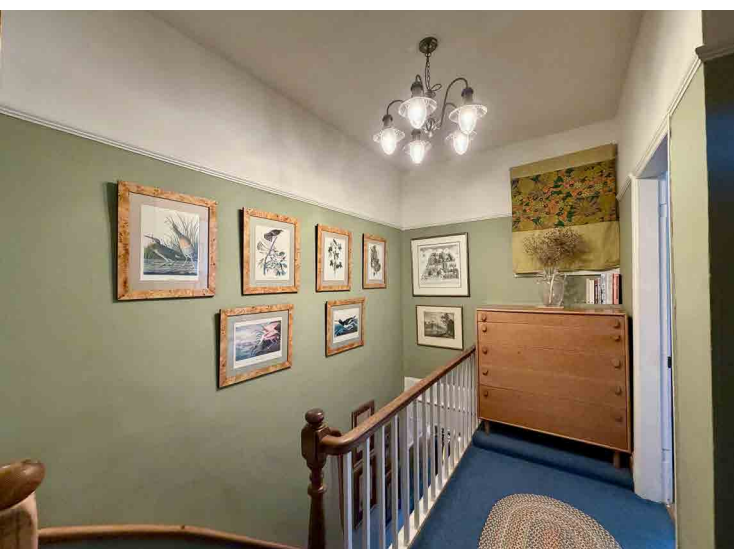
Behind is the family room, another generous reception. Again, there is a fireplace with wood burning stove and plenty of character, while its position between the formal sitting room and the rear of the house makes this a particularly versatile everyday room.

A separate dining room provides a versatile third reception space, currently arranged as an informal dining area but equally suited to use as a study, snug or playroom, depending on the needs of its new owners. A staircase rises from here to the rear bedroom, with a convenient ground-floor cloakroom also located nearby.

The house then opens into a very different space at the rear. The kitchen/dining room has been designed as a relaxed, sociable heart to the home.

A comprehensive range of fitted units is complemented by generous work surfaces and a central island, while a rooflight and broad glazed doors bring light into the dining end and provide a lovely outlook directly into the garden.





A separate utility room sits alongside and provides useful additional storage and laundry space, together with access towards the garage and outside.

There is a further bonus below ground, with a cellar offering useful storage and another reminder of the property's Edwardian origins. The cellar is fitted with a water softener for added convenience.

Upstairs, the generous proportions continue with four bedrooms, rather than squeezing the accommodation to create a headline number.

The master bedroom is an impressive room, including the bay and benefits from its own en-suite bathroom. Three further bedrooms are all well proportioned, with the fourth offering particularly good space. A separate family bathroom serves the remaining bedrooms.

Throughout, the house has a wonderfully lived in quality. It isn't trying to be a stripped back modern box; its colour, fireplaces, bookshelves, original detailing and generous rooms give it warmth and personality, while the modern kitchen and bathrooms ensure it works comfortably for everyday family life.

Outside

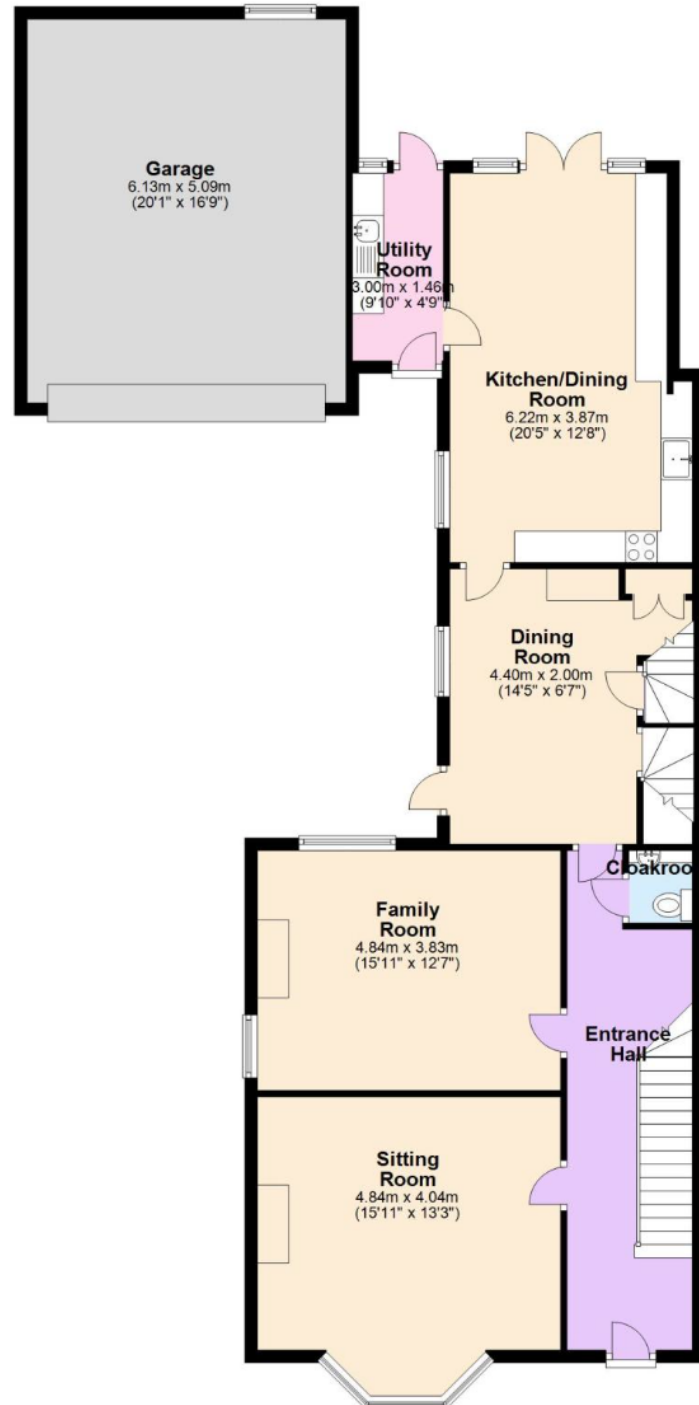
The gardens are another particularly lovely part of the house. To the front, established hedging and mature planting create an attractive approach and provide a degree of privacy from North Entrance, with climbing greenery softening the handsome yellow-brick façade.

At the rear, the garden has been developed very much in the spirit of a traditional cottage garden. Areas of lawn sit amongst established beds, mature shrubs and trees, with plenty of colour and interest rather than simply an expanse of grass. There are productive vegetable beds and a greenhouse, together with several places to sit and enjoy the garden.

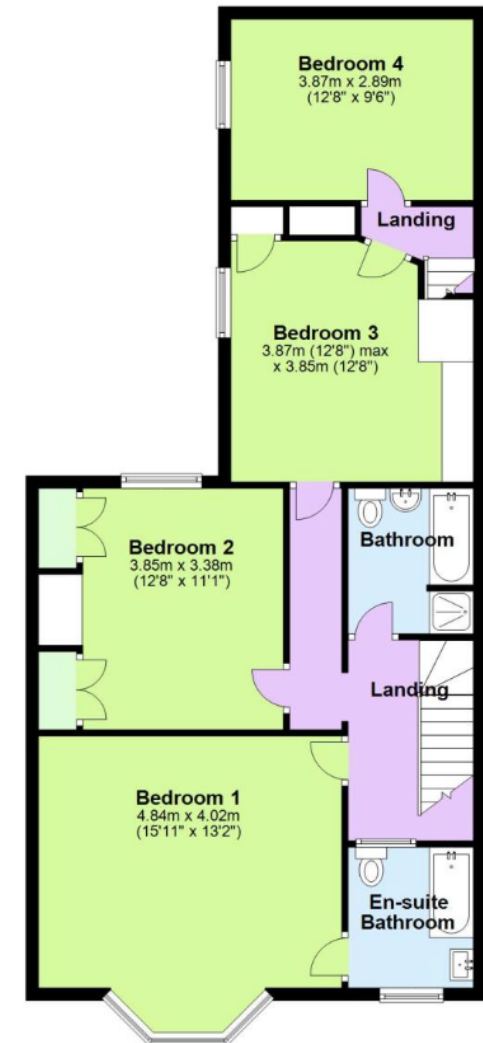
Towards the rear is a particularly useful garden studio, providing a great additional space away from the main house. Whether retained as somewhere for summer drinks and entertaining, commandeered as a hobby room or simply used as a garden retreat, it is a rather fun addition to the property.



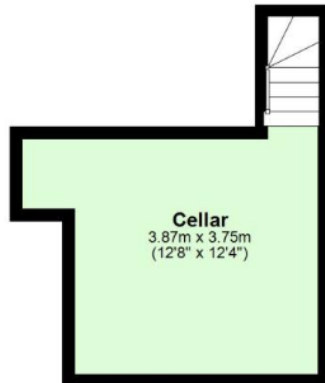
Ground Floor
Approx. 132.5 sq. metres (1426.5 sq. feet)



First Floor
Approx. 84.8 sq. metres (912.6 sq. feet)



Basement
Approx. 17.0 sq. metres (182.8 sq. feet)



Total area: approx. 234.3 sq. metres (2521.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Vehicular access is to the rear, where there is parking and an unusually substantial double garage. For a house so close to the centre of Saxmundham, the combination of off-road parking and a garage of this size is a real asset.

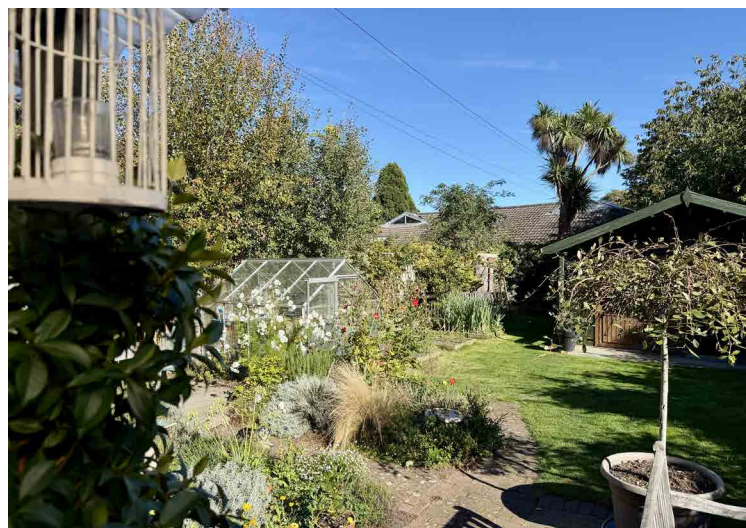
The Location

North Entrance is one of those positions that makes Saxmundham work particularly well as a place to live: sufficiently close to the centre to make everyday life easy, yet with the house and garden retaining a surprisingly established and private feel.

Saxmundham itself is a thriving market town with a good range of independent shops, cafés and everyday facilities, together with supermarkets, schools, medical facilities and a railway station.

For commuters, the railway station is within easy reach and provides services along the East Suffolk Line towards Ipswich, with onward mainline connections to London Liverpool Street.

The town is also exceptionally well placed for enjoying the Suffolk Heritage Coast and surrounding countryside. Snape Maltings, Aldeburgh, Thorpeness and RSPB Minmere are all readily accessible, making this a particularly convenient base from which to enjoy this part of Suffolk.



Services

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

Local Authority

East Suffolk Council

Council Tax - TBC

EPC Rating - E



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