

An exceptionally well-maintained three bedroom house with a private landscaped rear garden, situated on the popular Priors Grange development in Saxmundham.



Offers In Excess Of

£300,000

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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T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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 an exceptionally well-maintained three bedroom house, forming part of the sought-after Priors Grange development by Hopkins Homes.

The entrance hall provides access to the sitting room, kitchen/dining room and cloakroom. The sitting room is a comfortable reception space overlooking the front garden and benefits from bespoke shutters. Double doors open through to the kitchen/dining room, creating a sociable layout well suited to both day-to-day living and entertaining.

The kitchen/dining room enjoys direct access to the rear garden via French style doors, creating an excellent connection between the internal accommodation and outside entertaining space. The kitchen is fitted with a range of fitted units incorporating a four ring Hotpoint gas hob, double oven and extractor hood, together with space and plumbing for further appliances. There is also a useful understairs storage cupboard and ground floor cloakroom.

On the first floor are three bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and benefits from a built-in wardrobe and en-suite shower room. Bedroom two is a further double bedroom, whilst bedroom three is currently arranged as a study and home office.

Outside

A particular feature of the property is the landscaped rear garden, which enjoys sun throughout the day and offers a good degree of privacy due to the mature pleached trees and established planting. The garden has been thoughtfully arranged to create distinct seating and entertaining areas, together with an area of lawn and planted borders. French style doors from the kitchen/dining room open directly onto the patio, making the space especially well suited to indoor and outdoor entertaining during the warmer months. A pergola with integrated heating is available by separate negotiation.

A feature pond is currently in situ. The fish and associated equipment will be removed by the vendor, whilst the pond structure itself can either remain in place or be removed prior to completion depending on a purchaser's preference. The area could equally lend itself to alternative uses such as additional patio space, an outdoor kitchen or further seating area if required.

The storage shed and bin area are discreetly positioned to the rear of the garden.

The property also benefits from a single garage connected to power, light and water, together with driveway parking. The garage is held on a long leasehold interest.

















7 Holly Way, Saxmundham

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

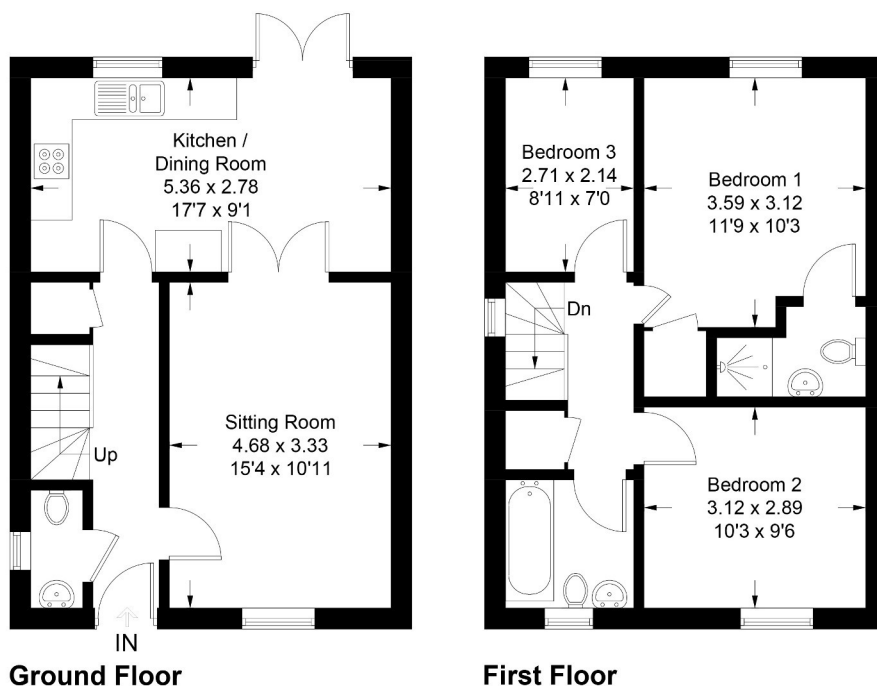


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288742)

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 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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