



JENNIE JONES

EST. 1992

ESTATE AGENTS

**KINGFISHER RISE**

Saxmundham | Suffolk

**£349,950**

## 24 KINGFISHER AVENUE, SAXMUNDHAM IP17 1WE

Saxmundham Station - 0.7 miles

Aldeburgh - 7 miles

Snape Maltings - 5 miles

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

### The Property

Situated within a popular residential development on the edge of Saxmundham, this well presented detached family home offers spacious and practical accommodation ideally suited to modern living. Beautifully maintained throughout, the property provides a wonderful opportunity for buyers seeking a home that is ready to move straight into.

The accommodation extends to approximately 1,310 sq ft and begins with a welcoming entrance hall with cloakroom. The sitting room is a generous and comfortable space, filled with natural light and ideal for both relaxing and entertaining.

To the rear of the property, the modern fitted kitchen/breakfast room is stylishly appointed with a range of contemporary units and ample work surfaces, whilst the adjoining dining room enjoys French doors opening onto the garden, creating an excellent flow between inside and out.

To the first floor there are four bedrooms, including a principal bedroom with ensuite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property benefits from a garage and driveway parking, whilst the enclosed rear garden has been attractively landscaped with seating areas and low-maintenance planting, providing an ideal outdoor entertaining space.

## A modern family home in a sought-after Saxmundham close



## Location

Kingfisher Rise is located within walking distance of Saxmundham town centre, which offers a range of local shops, supermarkets, cafes, restaurants, and a railway station with direct links to Ipswich and London Liverpool Street. The Suffolk Heritage Coast, including Aldeburgh and Thorpeness, is within easy reach, providing scenic walks and leisure opportunities.

## Services

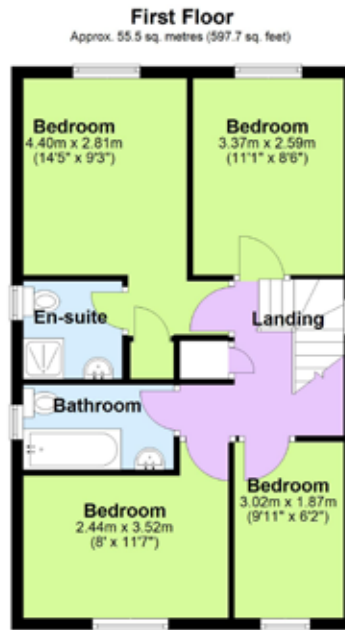
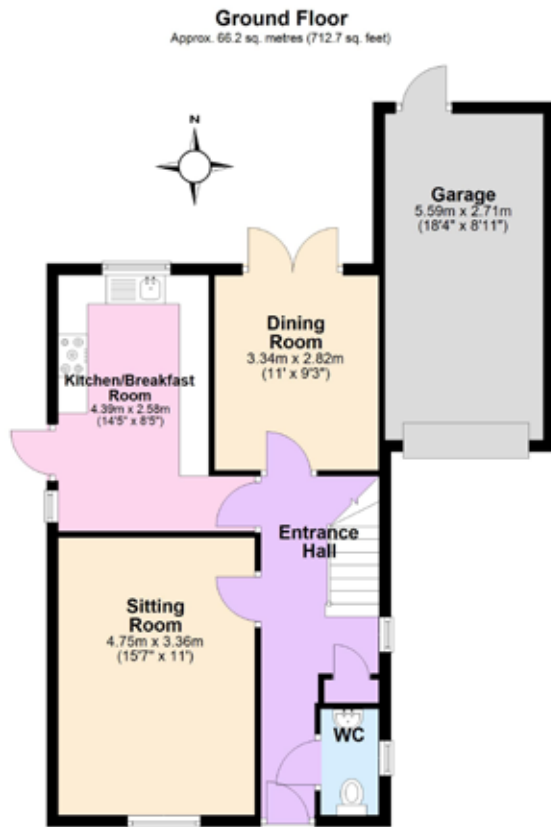
Mains gas, electricity, water and drainage  
Gas-fired central heating with radiators  
UPVC double glazing

## Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

## EPC Rating: C





Total area: approx. 121.7 sq. metres (1310.5 sq. feet)



**Jennie Jones**

26 High Street  
Saxmundham  
Suffolk  
IP17 1AB

[www.jennie-jones.com](http://www.jennie-jones.com)

**01728 605511**

**All enquiries:**

[saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)



Scan the QR code to  
watch our video tour

rightmove

OnTheMarket



JENNIE JONES

EST. 1993

ESTATE AGENTS