

JENNIE JONES

EST. 1993

ESTATE AGENTS



NORTH ENTRANCE

Saxmundham | Suffolk

£385,000

25 NORTH ENTRANCE, SAXMUNDHAM IP17 1AS

Saxmundham Station - 0.5 miles
Woodbridge - 12 miles
Aldeburgh - 8 miles

- Entrance Hall ● Sitting Room ● Living / Dining Room ●
- Kitchen ● Conservatory ● Cloakroom ● Hobby Room ●
- Three Bedrooms ● Ensuite to Master ● Family Bathroom ●
- Enclosed South Facing Garden ●
- Garage & Off Road Parking ●

The Property

A front entrance door opens into a welcoming hallway, with stairs rising to the first floor and access to the principal ground floor accommodation.

The sitting room is positioned to the front of the property, providing a comfortable and well proportioned reception space, flowing through to an impressive open plan living / dining room to the rear. This bright and spacious area is ideal for modern living and entertaining, with views over the garden and a charming porthole window providing a glimpse through to the garden room adding a unique architectural detail.

The kitchen is fitted with a range of base and wall mounted units with work surfaces over, incorporating integrated appliances.

A particular feature of the property is the superb garden room, enjoying a glazed roof and bi-fold doors opening onto the terrace, creating a seamless connection between inside and out.

In addition, there is a highly useful workshop / hobby room, offering excellent flexibility for a variety of uses.

A beautifully extended home with a south facing garden offering excellent versatility



On the first floor, the landing leads to three well proportioned double bedrooms. The master benefiting from ensuite facilities. The family bathroom has been updated in a contemporary style.

Outside, the property benefits from a south facing garden, ideal for enjoying the sun throughout the day. There is also a private sun terrace and garage with power and light connected. Together with two allocated parking spaces.

The Location

Saxmundham is a popular market town offering a good range of everyday amenities including supermarkets, independent shops, cafes and a railway station with direct links to Ipswich and London Liverpool Street.

The town is well positioned for access to the Suffolk Heritage Coast, with nearby destinations including Aldeburgh, Thorpeness and Snape Maltings, all renowned for their natural beauty and cultural attractions.

Services

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

Local Authority and Council Tax Band

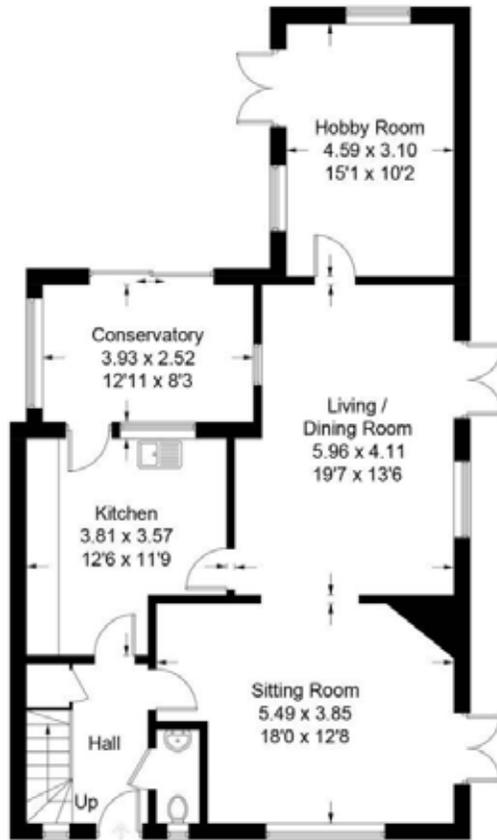
East Suffolk Council - Council Tax Band C

EPC Rating: C

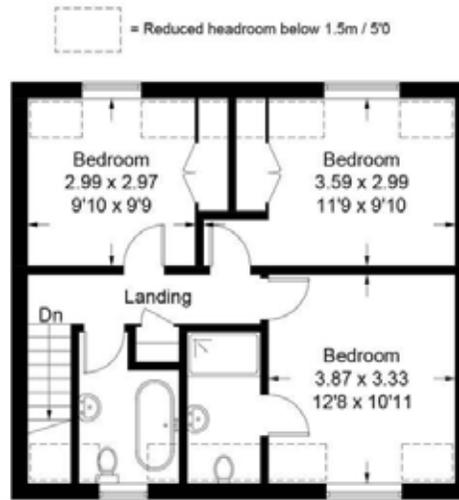


25 North Entrance, Saxmundham

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft



Ground Floor



First Floor



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