

JENNIE JONES

EST. 1993

ESTATE AGENTS



DRURY PARK

Snap | Suffolk

£575,000

2 DRURY PARK, SNAPE, SAXMUNDHAM, IP17 1TA

Snape Maltings – 1 mile
Saxmundham – 4 miles
Aldeburgh – 5 miles
Orford 9 miles

- Entrance Hall ● Cloakroom ● Sitting Room ● Dining Room ●
- Kitchen ● Utility Room ● Conservatory ●
- Landing ● Principal Bedroom with En-Suite Shower Room ●
- Three Further Double Bedrooms ● Family Bathroom ●
- Double Garage and Parking ● Mature Garden ●

The Property

Tucked away within the highly regarded Drury Park development, this spacious detached family home offers generous accommodation, mature gardens and an exciting opportunity for its next owners to create a home perfectly suited to modern family life.

Occupying a pleasant position within this quiet residential setting, the property has clearly been a much loved home for many years. Extending to approximately 1,450 sq ft, the accommodation is exceptionally well proportioned throughout, offering four genuine double bedrooms together with a layout that works beautifully for both everyday family life and entertaining.

A welcoming entrance hall leads through to the principal reception rooms. The spacious sitting room enjoys excellent natural light together with an attractive fireplace creating a lovely focal point. Double doors open onto the garden patio.

The dining room (currently being used as a snug) sits adjacent to the kitchen, making it ideal for entertaining or family meals, whilst the kitchen itself offers an excellent range of storage and workspace.

A separate utility room provides further practicality with access to the conservatory, providing an additional reception space overlooking the rear garden and creating a wonderful place to relax throughout the season.

The first floor offers four well-proportioned double

A SPACIOUS FAMILY HOME IN ONE OF SNAPE'S MOST DESIRABLE LOCATIONS



bedrooms, a rarity in today's market. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Whilst the property has been lovingly maintained, it also presents purchasers with an excellent opportunity to modernise and personalise over time, creating a truly exceptional long-term family home in this highly desirable Suffolk village.

Outside

Outside, the property is surrounded by mature wrap around gardens, providing an attractive and private setting with ample space for families, keen gardeners or simply relaxing and enjoying the outdoors. A double garage and private driveway complete this delightful home.

The Location

Few Suffolk villages enjoy the reputation of Snape.

Best known for the internationally renowned Snape Maltings Concert Hall, the village offers a wonderful balance of countryside, coastline and community. There is an excellent village shop, public house, primary school and a thriving calendar of local events, whilst the beautiful River Alde and surrounding countryside provide endless opportunities for walking, cycling and wildlife watching.

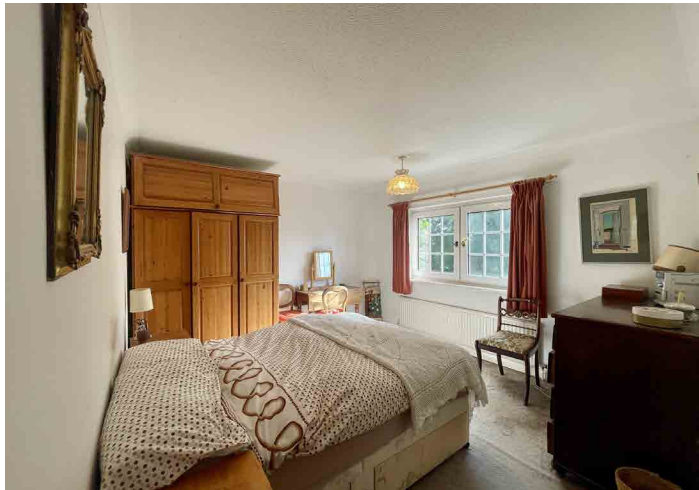
The Heritage Coast is within easy reach, with Aldeburgh, Thorpe-ness, Orford, Southwold and RSPB Minsmere all readily accessible. The market town of Saxmundham provides a wider range of shopping facilities together with rail links to Ipswich and London Liverpool Street via connecting services.

Drury Park has long been regarded as one of the village's most desirable residential locations, where homes are seldom available for long.

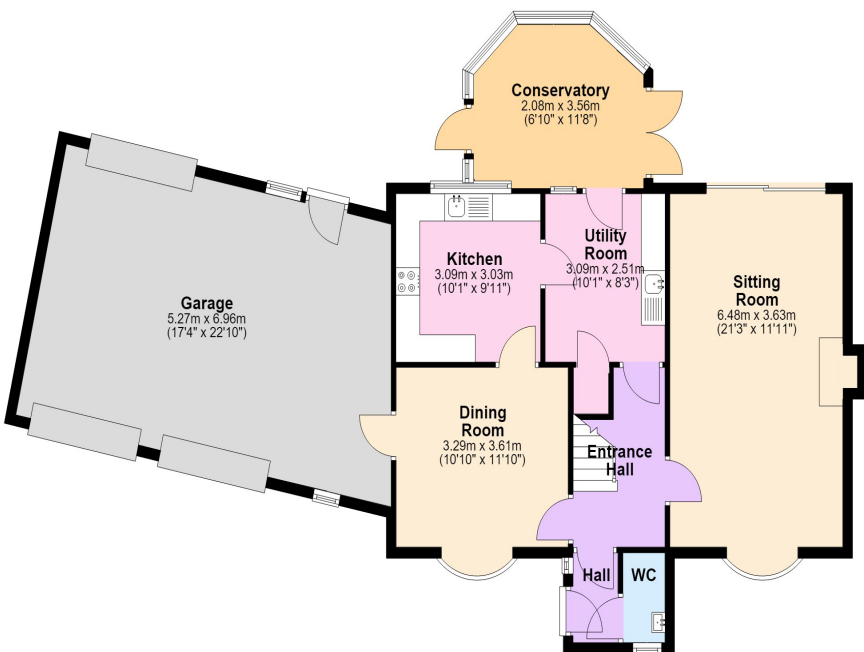
Services - Calor Gas central heating via radiators. Mains water
Mains electricity. Mains drainage

Local Authority -East Suffolk Council
Council Tax - E

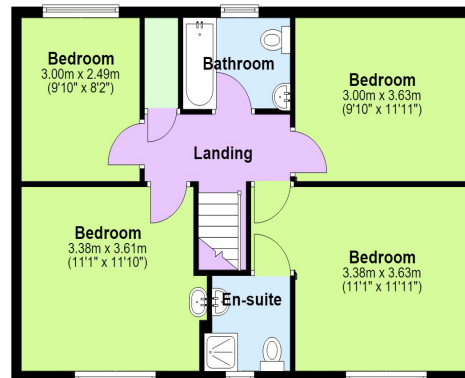
EPC - F



Ground Floor
Approx. 113.3 sq. metres (1219.6 sq. feet)



First Floor
Approx. 60.7 sq. metres (653.6 sq. feet)



Total area: approx. 174.0 sq. metres (1873.2 sq. feet)



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Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com
01728 605511

All enquiries:

saxmundham@jennie-jones.com



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