JENNIE JONES

EST. 1993

ESTATE AGENTS



CORONATION ROW

Benhall | Suffolk

£275,000

4 CORONATION ROW, BENHALL, IP17 1HH

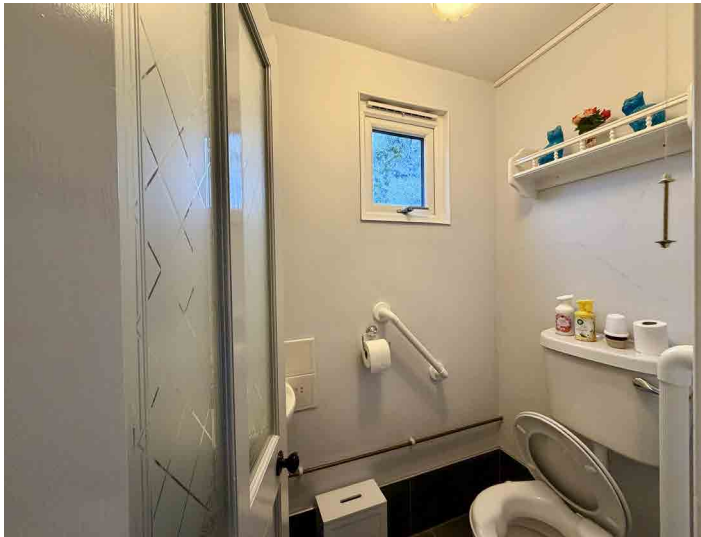
A CHARMING TWO-BEDROOM SEMI-DETACHED HOME WITH A DELIGHTFUL COTTAGE-STYLE GARDEN, GENEROUS KITCHEN AND OFF-ROAD PARKING

Saxmundham High Street & Railway Station – 1.5 miles
Aldeburgh – 6 miles
Leiston – approx. 4 miles

• Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Cloakroom • 2 Bedrooms • Shower Room • Enclosed Garden • Off Road Parking •







The Property

Occupying a pleasant position within the village of Benhall, 4 Coronation Row is an attractive red brick semi-detached home offering well-proportioned accommodation, a wonderfully established garden and plenty of scope for a new owner to put their own stamp on the property.

A pathway leads to the covered entrance porch, which opens into a small hallway with stairs rising to the first floor.

The sitting room is a comfortable and welcoming space, with a window overlooking the front garden and a traditional fireplace providing an attractive focal point. Built in shelving and cupboards offer useful storage while adding to the room's homely character.

Beyond is the kitchen/breakfast room, a particularly generous space and very much the heart of the home. Fitted with a range of cream-coloured cupboards, wood effect worktops and tiled flooring, there is ample room for a dining table, making this a practical and sociable room for everyday living.

A useful pantry provides additional storage, while a rear lobby gives access to the garden and a separate ground floor WC.

Upstairs, the accommodation comprises two bedrooms, both

enjoying pleasant proportions.

The master bedroom is a good-sized double room overlooking the front of the property, with fitted wardrobes and additional storage. The second bedroom also offers double bedroom accommodation, with a window overlooking the rear garden. Completing the first floor is a shower room fitted with a shower enclosure, pedestal wash basin and WC.

Throughout, the property has a comfortable, lived-in feel, with the opportunity for some cosmetic updating to suit individual tastes.

Outside
One of the particularly appealing features of 4 Coronation Row is its established rear garden.

Predominantly laid to lawn, the garden is bordered by an abundance of mature shrubs, flowering plants and small trees, creating a wonderfully natural, cottage-style setting. Seasonal colour, established planting and a variety of secluded corners provide plenty of interest throughout the year.

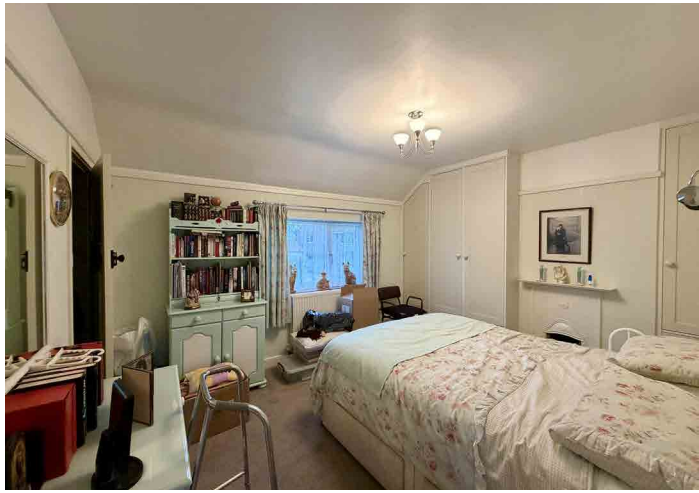
For those who enjoy gardening, there is already a wealth of planting to enjoy, together with scope to introduce further landscaping, seating areas or vegetable beds.

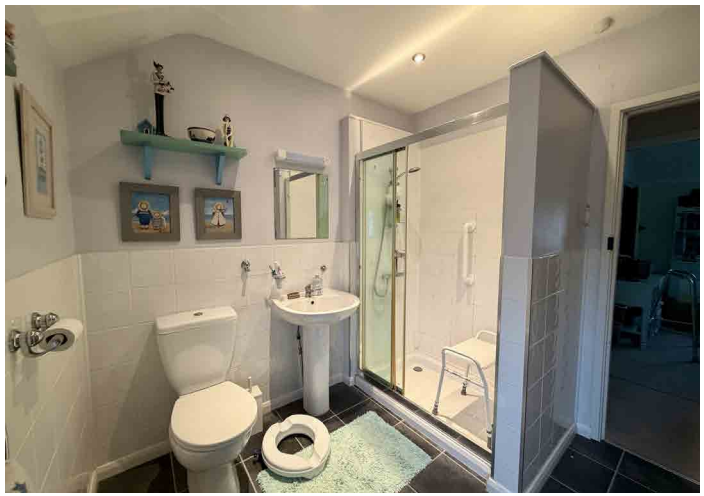
To the front, a lawned garden is complemented by established shrubs and a gravelled driveway providing off road parking. A pathway leads to the front entrance, while access to the side connects with the rear garden.

The Location
Benhall is an attractive Suffolk village just outside Saxmundham, offering a peaceful rural setting with convenient access to local amenities. Saxmundham provides independent shops, supermarkets, cafés, healthcare facilities and a railway station with connections to Ipswich and London Liverpool Street.

The surrounding countryside offers an abundnce of walking









opportunities, while Suffolk's celebrated Heritage Coast is within easy reach. The popular destinations of Snape Maltings, Aldeburgh, Thorpeness and Dunwich provide everything from coastal walks and beaches to independent restaurants, cultural attractions and beautiful natural landscapes.

Benhall is particularly well placed for those seeking village life without feeling isolated, combining a traditional Suffolk setting with convenient access to the A12 and surrounding towns.

Services
Mains Water, drainage & electricity

Local Authority - East Suffolk Council. Council Tax Band B. **EPC** - D









Total Area: 76.0 m² ... 818 ft²

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