

JENNIE JONES

EST. 1993

ESTATE AGENTS



PARK AVENUE

Saxmundham | Suffolk

£235,000

18 PARK AVENUE, SAXMUNDHAM IP17 1DR

Saxmundham Town Centre – 0.5 miles
Aldeburgh – 7 miles
Woodbridge – 18 miles
Framlingham – 8 miles

- Entrance Hall ● Sitting Room ● Dining room ● Cloakroom ●
- Kitchen ● Landing ● Three Bedrooms ● Bathroom ●

The Property

Beautifully presented throughout and thoughtfully improved by the current owners, this attractive semi-detached home offers generous family accommodation together with the reassurance of significant investment in both comfort and energy efficiency.

Stepping inside, the welcoming entrance hall provides access to the principal reception rooms together with a useful ground floor cloakroom.

Positioned to the front of the property, the dining room offers a versatile space, equally suited to family meals, entertaining or those working from home.

To the rear, the sitting room enjoys an attractive outlook across the garden and centres around a wood-burning stove, creating a cosy focal point during the winter months. Double doors open directly onto the raised decking, allowing the living accommodation to extend seamlessly outdoors during the warmer seasons.

The contemporary kitchen has been thoughtfully designed with an excellent range of fitted units and integrated appliances including a dishwasher, washing machine, microwave, combination oven and four-ring gas hob, creating a practical and stylish space for everyday family life.

Upstairs, the first floor offers three double bedrooms together

CHARMING COTTAGE WITH SOUTH FACING GARDEN & PARKING



with a well appointed family bathroom, making this an ideal home for growing families or those needing additional space for guests or home working.

The property further benefits from UPVC double glazing throughout together with gas fired central heating via radiators, served by a modern combination boiler installed in November 2025. Externally insulated walls provide improved thermal performance and increased comfort, helping to reduce heat loss and running costs whilst enhancing the home's overall efficiency.

Outside, the rear garden is generously proportioned and predominantly laid to lawn, complemented by a raised decked seating area that's ideal for entertaining family and friends. To the front, the property enjoys a small garden together with private off-road parking.

The Location

Park Avenue is conveniently located within walking distance of Saxmundham town centre and railway station. Saxmundham offers an excellent range of amenities including Waitrose and Tesco supermarkets, independent shops, cafes, restaurants, and regular rail services via Ipswich to London Liverpool Street.

The Suffolk Heritage Coast is within easy reach, with the popular seaside towns of Aldeburgh and Southwold nearby, along with attractions including Snape Maltings, Thorpeness and RSPB Minster.

Services

Mains Electricity, Gas, Water & Drainage

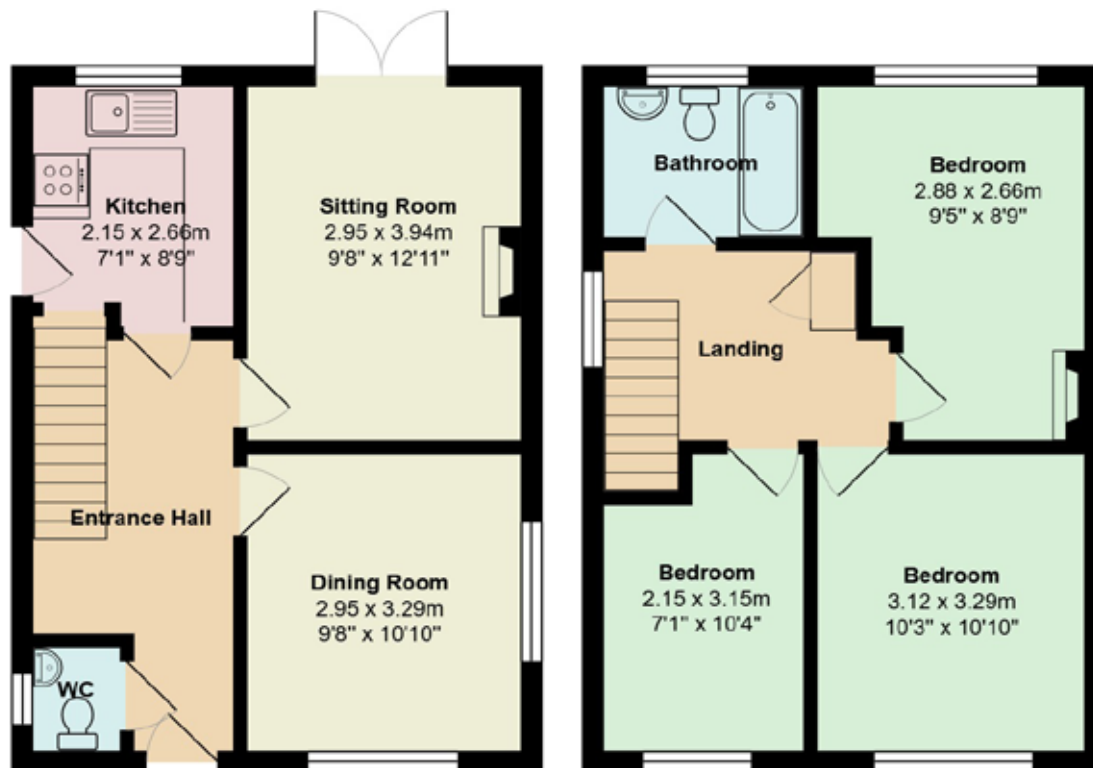
Local Authority and Council Tax Band

East Suffolk Council - Tax Band B

EPC Rating

C





Total Area: 77.3 m² ... 832 ft²

All measurements are approximate and for display purposes only



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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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