BROOK FARM ROAD

£339,995

Saxmundham | Suffolk

48 BROOK FARM ROAD, SAXMUNDHAM, IP17 1WL

Spacious Four Bedroom Family Home with Garage, Study & Enclosed Garden

Saxmundham Railway Station – 0.7 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles
Framlingham – 8 miles

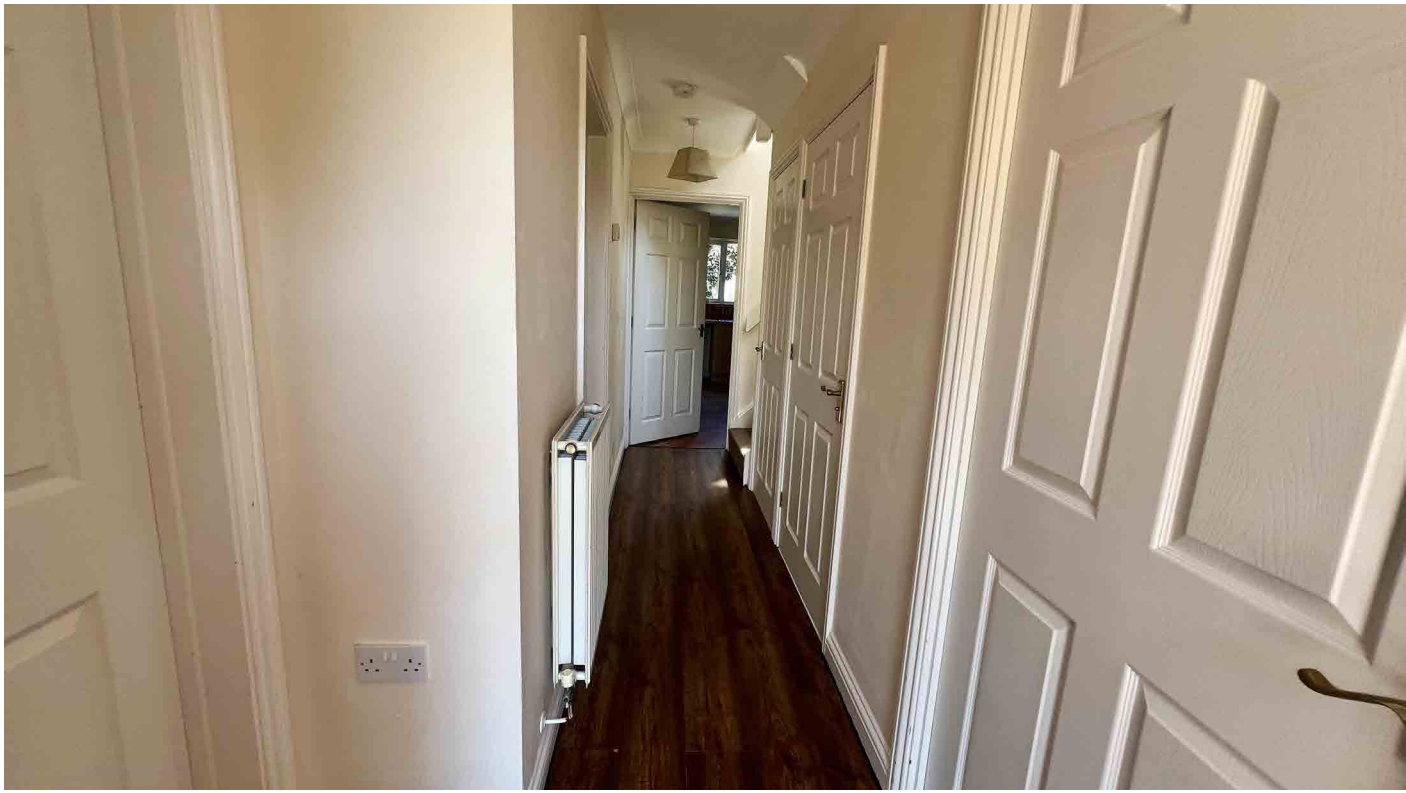
• Entrance Hallway • Dining Room • Study • Cloakroom •
• Sitting Room • Kitchen • Pricipal Bedroom with en-suite •
• Three further Bedrooms • Family Bathroom •
• Garagre with Parking • Enclosed Garden •

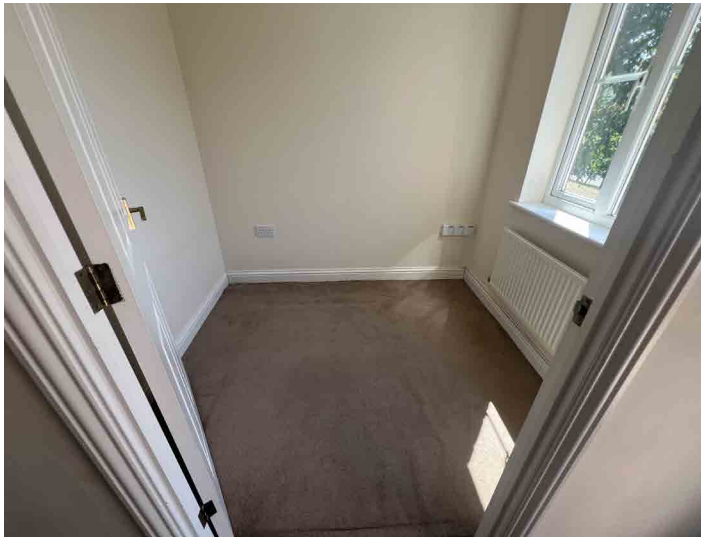
The Property
Occupying a pleasant position within a popular residential development on the edge of Saxmundham, this spacious four bedroom detached family home offers well-balanced accommodation, ideal for modern family living and within easy walking distance of the town centre, railway station, supermarkets and local schools.

The welcoming entrance hall leads to a generous sitting room, where sliding patio doors open onto the rear garden, creating an excellent space for both everyday living and entertaining. A separate dining room provides flexibility for family meals and formal occasions, whilst the study offers an ideal home office or quiet workspace. The well-appointed kitchen/breakfast room is fitted with a range of wall and base units, ample work surfaces and integrated cooking appliances, with space for everyday dining and direct access to the garden. A cloakroom completes the ground floor.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en suite shower room, while three further bedrooms are served by a family bathroom, providing comfortable accommodation for families or visiting guests.

Outside
The enclosed rear garden is predominantly laid to lawn with a





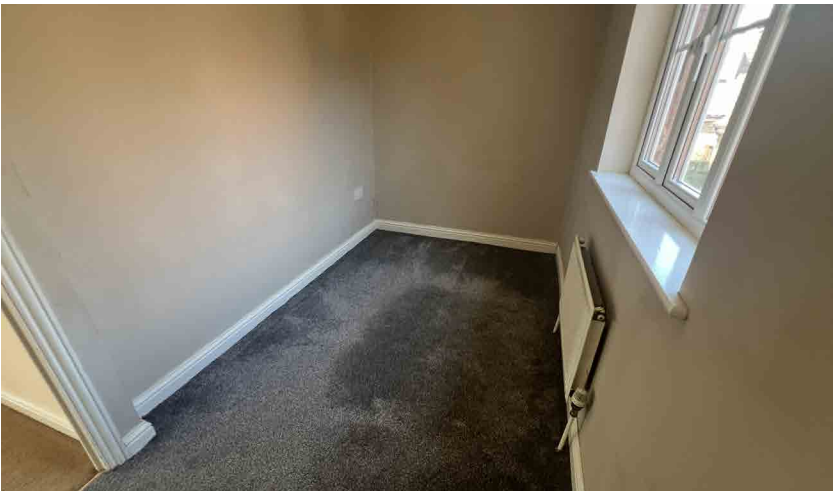
patio, raised decked seating area and established planting, offering an attractive and private space to enjoy throughout the year. A single garage with power and lighting, together with driveway parking, completes the property.

Location

Saxmundham is a thriving Suffolk market town offering an excellent range of everyday amenities, including Waitrose and Tesco supermarkets, independent shops, cafés, restaurants and a popular weekly market. The town also benefits from a railway station with services via Ipswich to London Liverpool Street, making it well suited for commuters and those seeking easy access to the capital.

Ideally positioned for the Suffolk Heritage Coast, the property is within easy reach of the renowned seaside towns of Aldeburgh and Southwold, the world-famous Snape Maltings Concert Hall and a wealth of beautiful countryside walks. The historic market towns of Framlingham and Orford, together with golf courses at Aldeburgh, Thorpeness, Hinton and Halesworth, are all close by, making this an excellent base from which to enjoy everything the area has to offer.

Services: Mains water, drainage, electricity and gas connected. Gas-fired central heating.
Local Authority: East Suffolk Council.**Council Tax:** Band E.
EPC Rating: C.



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EST. 1993

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