

JENNIE JONES

EST. 1993

ESTATE AGENTS

**HOLLY WAY**

Saxmundham | Suffolk

**£225,000**

# 5 HOLLY WAY, SAXMUNDHAM, IP17 1FU

Saxmundham -1.5 miles  
Sizewell - 6 miles  
Aldeburgh - 7 miles

- Open Plan Kitchen/Living/Dining Area ●
- Family Bathroom ● 2 Bedrooms ● Ensuite
- Garden ● Garage ●

## The Property

A beautifully presented two bedroom coach house offering stylish and well proportioned accommodation, ideal for a range of buyers.

The property features a spacious open-plan living and dining area, complemented by a modern fitted kitchen offering ample worktop space and storage. There are two generous double bedrooms, both benefiting from built-in wardrobes, including a principal bedroom with an en-suite shower room, alongside a well-appointed family bathroom.

Externally, the property benefits from a delightful private garden a rare and attractive feature for a coach house along with a garage providing excellent storage and parking. Further benefits include gas central heating and double glazing throughout.

## Location

Situated within a popular and well-regarded residential area, the property offers convenient access to local amenities and transport links, while being ideally placed for the Suffolk Heritage Coast. The nearby towns and coastline provide a wonderful balance of everyday convenience and lifestyle appeal.

# A BEAUTIFULLY PRESENTED COACH HOUSE OFFERING TWO DOUBLE BEDROOMS, A PRIVATE GARDEN AND GARAGE



**Services**

Mains gas, electricity, water and drainage.

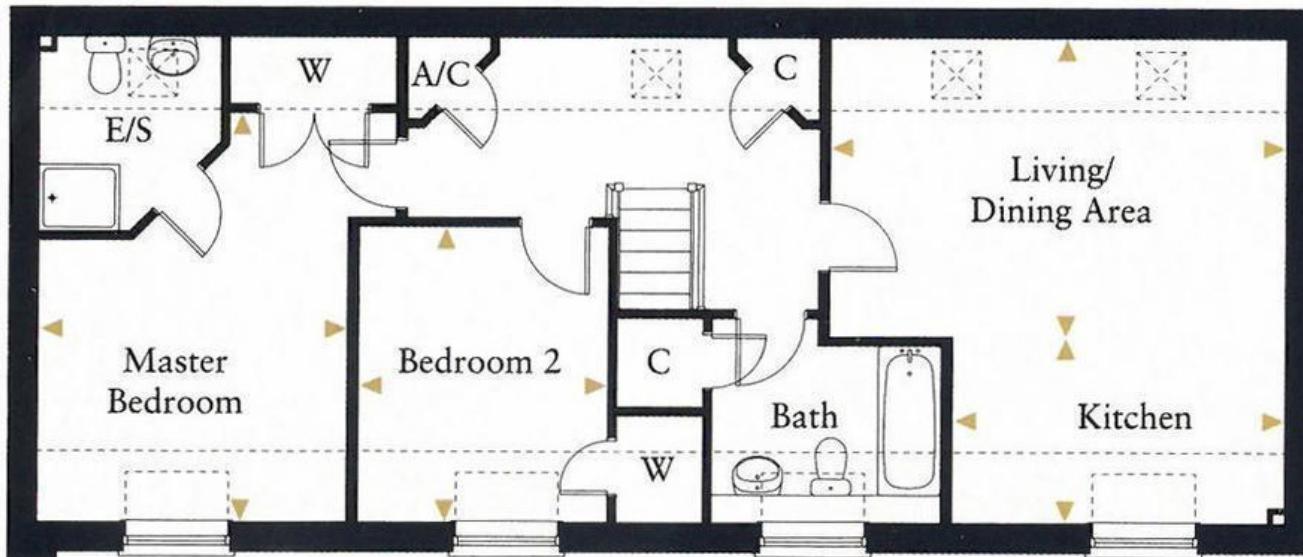
**Local Authority and Council Tax Band**

East Suffolk Council

Tax Band: A

**EPC Rating B**





First Floor



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