

JENNIE JONES

EST. 1993

ESTATE AGENTS



DOVE CLOSE, SAXMUNDHAM

Saxmundham | Suffolk

(OIEO) £230,000

2 DOVE CLOSE, SAXMUNDHAM, IP17 1XU

Saxmundham Town Centre – 0.5 miles
Saxmundham Railway Station – 0.7 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles

- Sitting Room ● Kitchen ● Conservatory ● 2 Bedrooms ●
- Family Bathroom ● Enclosed Rear Garden ●
- Timber Shed with Electricity ● Off Road Parking ●

The Property

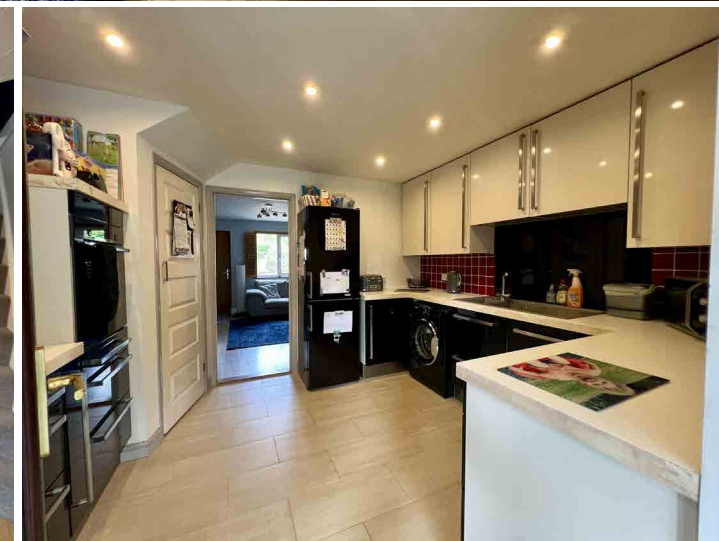
Tucked away in a quiet cul-de-sac within easy reach of Saxmundham town centre, this immaculately presented two bedroom end of terrace home offers stylish, low-maintenance accommodation that is ideally suited to first-time buyers, investors or those looking to downsize.

The welcoming sitting room provides a bright and comfortable living space, with stairs rising to the first floor and an attractive timber-effect floor creating a modern feel. To the rear of the property, the contemporary kitchen is fitted with a range of high-gloss black and white units, generous work surfaces and space for everyday living.

Leading directly from the kitchen, the fully glazed conservatory offers an excellent additional reception space, ideal as a dining room or garden room, with views over the enclosed rear garden.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A stylish family bathroom completes the accommodation, featuring a modern white suite with shower over the bath.

IMMACULATELY PRESENTED TWO BEDROOM END TERRACE HOME WITH CONSERVATORY & PARKING



Outside

The property enjoys off-road parking to the front together with a lawned garden. The enclosed rear garden has been thoughtfully designed for ease of maintenance, with a paved seating area, artificial lawn and a timber garden shed with electricity connected, making it ideal for use as a workshop, hobby room or additional storage. The garden provides an attractive space for relaxing and entertaining throughout the year.

Beautifully maintained throughout and requiring little more than personalisation, this is a superb opportunity to acquire a move-in-ready home in a convenient and popular location.

Location

Saxmundham is a thriving Suffolk market town offering an excellent range of amenities, including Waitrose and Tesco supermarkets, independent shops, cafés, restaurants and a railway station with regular services via Ipswich to London Liverpool Street.

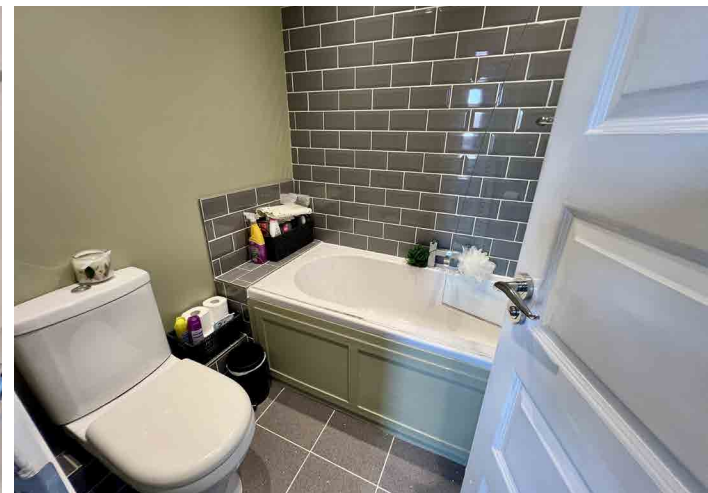
Ideally situated for the Suffolk Heritage Coast, the town provides easy access to the popular destinations of Aldeburgh, Thorpeness, Southwold and the world renowned Snape Maltings. Surrounded by beautiful countryside, nature reserves and scenic walking and cycling routes, it offers the perfect balance of coastal and country living.

Services: Mains water, drainage, electricity. Electric Radiators. Double glazing throughout.

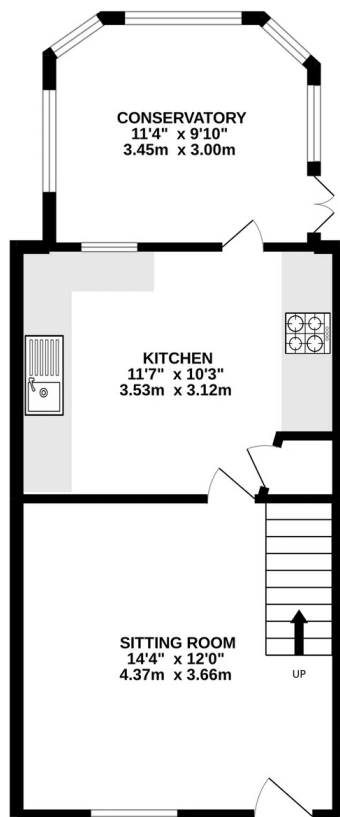
Local Authority: East Suffolk Council

Council Tax Band: B

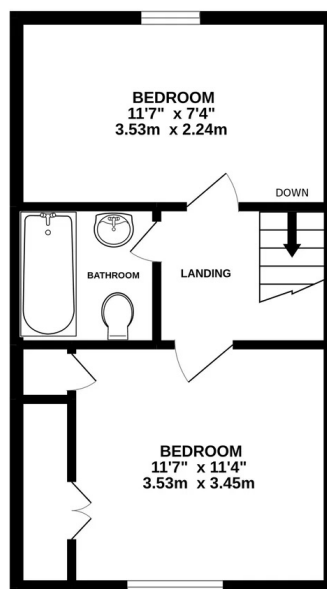
EPC Rating: TBC



GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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