



**Garden Terrace, Sibton Saxmundham IP17 2RT**

**welcome to**

## **Garden Terrace, Sibton Saxmundham**

A well-presented three-bedroom end-terraced home, offering a modern kitchen, spacious living room with patio doors to the garden, and a ground floor WC. Upstairs features three bedrooms and a contemporary family bathroom, with an enclosed rear garden, air source heating, and a move-in-ready.

### **Entrance Hall**

Storage cupboard, stairs.

### **Cloakroom**

w/c, wash hand basin.

### **Lounge/Diner**

Double glazed French doors to rear aspect, airing cupboard with heat pump, underfloor heating.

### **Kitchen**

Double glazed window to front aspect, ceramic sink with mixer tap, base and eye units, integrated fridge / freezer, oven, electric hob, space for washer.

### **Landing**

Double glazed window to side aspect, carpet flooring.

### **Bedroom 1**

Double glazed window to rear aspect, radiator, carpet flooring.

### **Bedroom 2**

Double glazed window to front aspect, radiator, carpet flooring.

### **Bedroom 3**

Double glazed window to front aspect, radiator, loft hatch, carpet flooring.

### **Bathroom**

Heated towel rail, w/c, wash hand basin, extractor fan, bath tub with shower over head.

### **Front Garden**

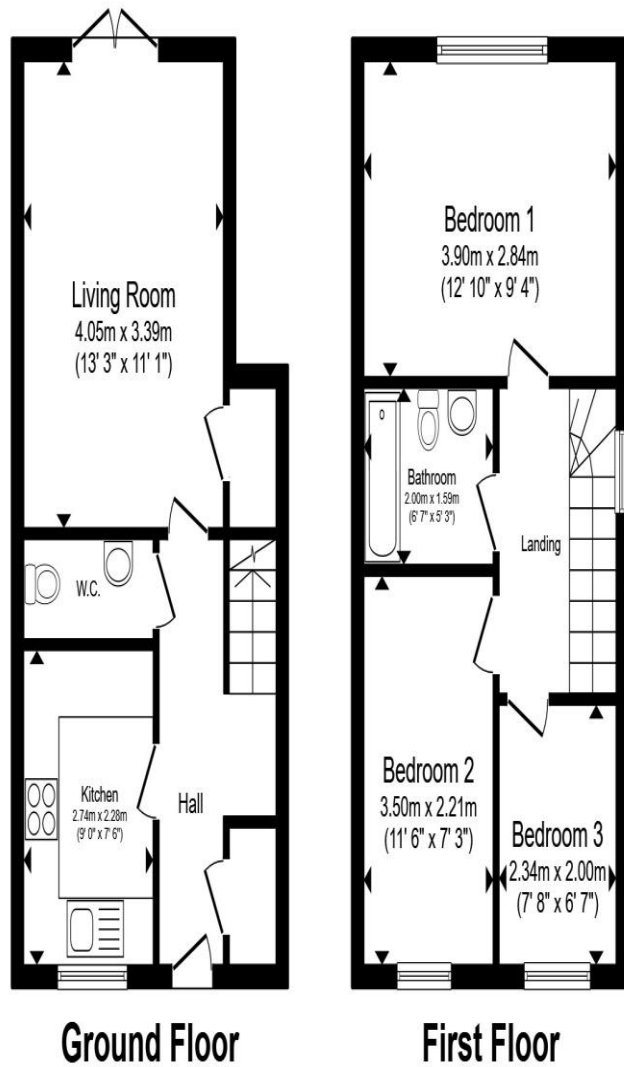
Pathway to front door, turfed.

### **Rear Garden**

Patio, gate with private right of way, lawn, beds.

### **Parking**

Driveway directly at the back of the property for off road parking.



Total floor area 67.4 m<sup>2</sup> (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Garden Terrace,**  
**Sibton Saxmundham**

- Guide Price £300,000-£325,000
- Move in ready three-bedroom end-terraced house
- Underfloor heating
- Ground floor WC and contemporary family bathroom
- Lovely front and rear gardens

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

guide price

**£300,000**



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Property Ref:  
FLH105689 - 0004

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