

JENNIE JONES

EST. 1993

ESTATE AGENTS



**11 HEATH WALK**

Blaxhall | Suffolk

**£240,000**

# 11 Heath Walk, Blaxhall, Woodbridge, IP12 2EA

Saxmundham – 5 miles  
(Railway Station with links to London)  
Aldeburgh – 7 miles  
Woodbridge – 10 miles

- Entrance Hall ● Sitting Room ● Bathroom ●
- Kitchen/Dining Room ● Three Bedrooms ●
- Front and Rear Garden ●

## The Property

11 Heath Walk is a well proportioned three bedroom end of terrace house offering comfortable accommodation arranged over two floors. The property provides an excellent opportunity for buyers seeking a home in a peaceful village setting with scope to personalise and enhance.

The ground floor accommodation includes a spacious sitting room together with a kitchen/breakfast room providing a practical everyday living space. A rear lean to offers additional utility or storage space and access to the garden.

On the first floor there are three bedrooms together with a family bathroom and separate WC.

Externally the property benefits from both front and rear gardens, providing pleasant outdoor space and potential for landscaping or further improvement.

## Location

Blaxhall – A Peaceful Suffolk Village in an Area of Outstanding Natural Beauty. Blaxhall is a charming rural village set within the Suffolk Coast & Heaths AONB, offering a tranquil lifestyle surrounded by open countryside and nature reserves.

The village is known for its strong community spirit, historic Ship

# A charming and spacious three bedroom village home with gardens, enjoying a peaceful setting in popular Blaxhall



Inn pub with live folk music, and easy access to Blaxhall Common, a protected heathland full of wildlife.

Ideally located between Woodbridge, Snape Maltings and the Suffolk Heritage Coast, Blaxhall provides the perfect balance of seclusion and connectivity. With scenic walks, rich local history and the coast just a short drive away, it's an ideal spot for those seeking the best of Suffolk countryside living.

The Suffolk Heritage Coast, including Aldeburgh, Snape and Thorpeness, is within easy reach, offering renowned coastal walks, nature reserves, sailing and cultural attractions such as the world famous Snape Maltings concert hall.

### Services

- Mains electricity
- Mains water
- Mains drainage
- Air Source Heating

East Suffolk Council: Council Tax Band B

EPC Rating: D



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