



New Hall, Carlton Park, Saxmundham



A beautifully proportioned three storey, four bedroom attached property built in 2009 within an exclusive development of 11 homes in a beautiful parkland setting extending to 19 acres. This elegant home benefits from large sash windows, high ceilings and is immaculately presented with tranquil views of parkland, grazing land and Carlton Church. The house is deceptively spacious with four double bedrooms set over three floors, three bathrooms, stylish kitchen/diner, snug, formal sitting room, utility room and cloakroom. The house benefits from private gardens to the side and rear, double garage, ample designated parking and is within walking distance of Saxmundham.

LOCATION New Hall is accessed via a private driveway from the village of Carlton and sits within parkland of approx. 19 acres. Saxmundham is a short walk away only just over a mile to the centre of this vibrant market town perfectly situated for exploring the Suffolk Heritage Coast. The town boasts an excellent array of amenities, including Waitrose and Tesco supermarkets, a variety of independent shops, inviting cafés, and local restaurants, alongside a library and medical centre. Its railway station offers regular services via Ipswich to London Liverpool Street, providing a convenient base for commuters. New Hall is perfectly positioned for discovering the surrounding countryside and popular coastal attractions. Nearby points of interest include Snape Maltings, Aldeburgh, RSPB Minsmere, and Southwold.



INTERIOR The pillared portico welcomes you into the entrance hall with a cream ceramic tiled floor, area for coat storage, understairs cupboard and cloakroom to the rear. To the right is the spacious and bright kitchen/diner with dual aspect windows and views towards Carlton Church. There is a generous range of pale grey shaker style wall and base units to include glass fronted cabinets, display shelves, sink and drainer with Kind Water filtered drinking tap, integrated dishwasher, fridge/freezer, double oven and induction hob. There is ample space for a large dining table. To the left is the utility room with a range of cabinets to match the kitchen, space and plumbing for a washing machine, sink and drainer under the window, wall mounted gas boiler, water softener and door leading out to the rear garden. Also on the ground floor is the light and spacious snug/living room with double doors leading out to the landscaped rear garden and panelling to mid height.

Stairs lead up to the first floor with a bright galleried landing and an airing cupboard housing the hot water tank. The elegant sitting room spans the width of the house and has dual aspect sash windows and views over the parkland with panelling to mid height and a central display fireplace with gas and electricity connected. Bedroom 4 is a large double bedroom with a window overlooking the rear garden. The family bathroom is fully tiled and features a white suite with enclosed bath, wc, basin and two windows.

Stairs lead up to the second floor with another generous landing area. To the right is the main bedroom, a large, light-filled room with double aspect windows and tranquil views. There is an en-suite shower room which is fully tiled with a large shower enclosure with conveniently placed controls activated before stepping in, wall hung basin and WC. Bedroom 2 sits at the front of the house and is another generous double with fitted cupboard to one corner and dual aspect windows overlooking the gardens. It benefits from a private en-suite, fully tiled with shower, basin and wc. The 3rd bedroom is another double room used by the current owners as a study and dressing room.



EXTERIOR - The property is approached over a shared drive with three designated parking spaces to the front of the building. There are two garages en-bloc in the Hall's courtyard with power and light connected and additional parking in front.

From the front drive a metal gate leads into the side garden which has been carefully designed and planted in a cottage style with well stocked borders, compact fruit trees, climbers to the front railings and hedging for privacy to the rear. A path leads to the front door and beyond to a side gate giving access into the rear garden. This private space has been beautifully landscaped with limestone paving, pretty planting and trailing climbers providing a haven for birds.

TENURE The property is freehold and vacant possession will be given upon completion.

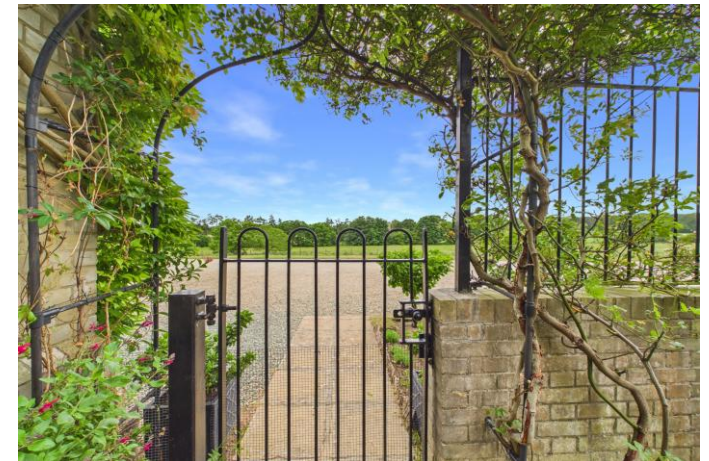
LOCAL AUTHORITY East Suffolk **Tax Band:** E **EPC:** C **Postcode:** IP17 2NJ

What3Words: [///graphics.toasters.tricky](https://www.what3words.com/graphics.toasters.tricky)

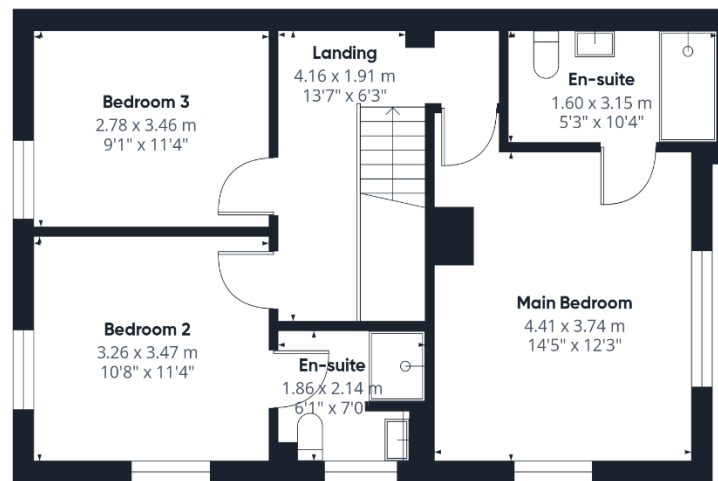
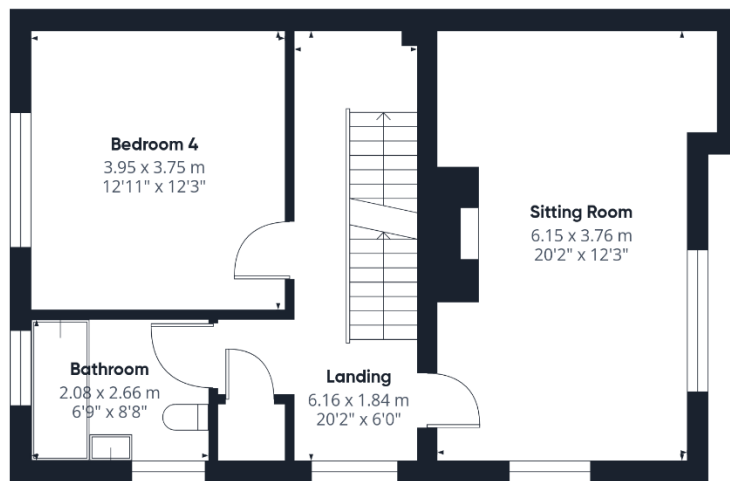
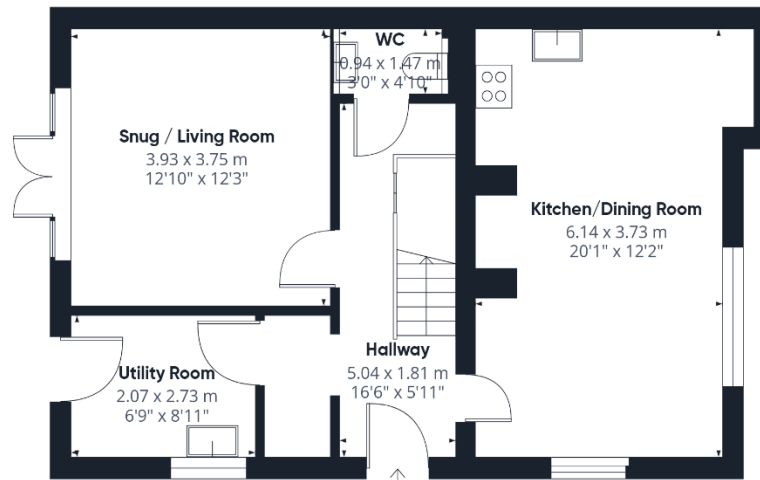
SERVICES Gas central heating, Mains electricity, water and drainage

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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