

JENNIE JONES

EST. 1993

ESTATE AGENTS



SMYTH CLOSE

Peasenhall | Suffolk

£535,000

16 SMYTH CLOSE, PEASENHALL, IP17 2HE

Saxmundham Station - 5 miles
Framlingham - 6 miles
Aldeburgh - 11 miles

- Entrance Hall ● Sitting Room ● Dining Room ●
- Cloak & Utility Room ● Open Plan Kitchen / Breakfast ●
- Landing ● Three Bedrooms ●
- Master Suite Dressing Room & Ensuite ●
- Guest Room with Ensuite ● Family Bathroom ●
- Cartlodge & Parking ●

The Property

Set within a quiet and highly regarded development, this exceptional semi-detached home has been thoughtfully extended and upgraded to create a stylish and highly functional living space.

The welcoming entrance hall leads through to a generous sitting room, centred around an attractive brick fireplace with inset woodburning stove. A lovely picture window frames views over the garden, drawing in natural light and enhancing the calm, inviting feel of the room.

To the rear, the property opens into a superb open-plan kitchen/dining/living space; undoubtedly the heart of the home. The kitchen is beautifully appointed with a central island unit incorporating an induction hob, alongside a comprehensive range of integrated appliances including double oven, fridge, freezer, dishwasher and washing machine.

Bi-fold doors span the rear elevation, flooding the space with natural light and providing a seamless connection to the garden, ideal for both everyday living and entertaining.

A separate dining room offers flexibility as an additional reception space, home office or ground floor bedroom, whilst a

A BEAUTIFULLY EXTENDED AND IMPECCABLY PRESENTED VIALLGE HOME



well designed utility/cloakroom enhances practicality.

Upstairs, a light filled galleried landing creates a wonderful sense of space and connects three generously proportioned bedrooms. Two of the bedrooms benefit from well appointed en-suite shower rooms, whilst the principal suite is further enhanced by a dedicated dressing area. A stylish family bathroom serves the remaining accommodation.

Outside, the rear garden has been thoughtfully landscaped for ease of maintenance, with a combination of paving and decking creating distinct seating areas, ideal for outdoor dining and entertaining. From here, there are attractive views towards the village church, adding to the property's appeal. To the front, a neatly arranged approach leads to the property, with allocated covered parking located nearby.

The Location

Peasenhall is a highly sought after Suffolk village, known for its excellent community spirit and amenities including a renowned delicatessen, café and village shop. The neighbouring village of Sibton offers a popular public house, whilst the market town of Saxmundham provides a wider range of facilities including a railway station with direct services to London Liverpool Street.

The Suffolk Heritage Coast, with destinations such as Aldeburgh, Southwold and Dunwich, lies within easy reach, offering some of the county's most celebrated coastal landscapes.

Services

Mains gas, electricity, water and drainage
Gas-fired central heating with radiators
UPVC double glazing

Local Authority and Council Tax Band

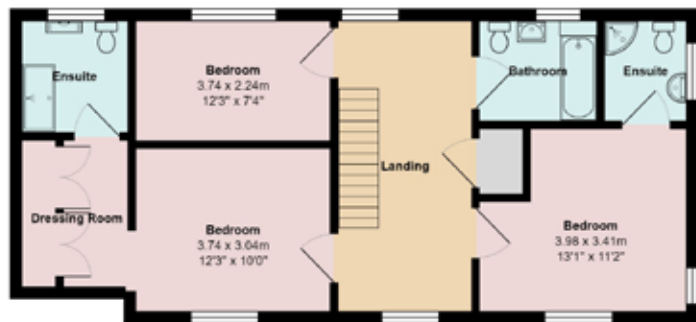
East Suffolk Council - Council Tax Band E

EPC Rating: C





Ground Floor
Area: 87.6 m² ... 943 ft²



First Floor
Area: 68.7 m² ... 739 ft²

Total Area: 156.3 m² ... 1682 ft²

All measurements are approximate and for display purposes only



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