Chartered Surveyors / Estate Agents

Clarke & Simpson

A spacious four bedroom house, set within Drury Park, in the centre of the village of Snape.

Guide Price

£499,500

Freehold

Ref: P7918/MC

Address

4 Drury Park
Snape
Suffolk
IP17 1TA

Entrance hall, sitting room, dining room, kitchen, conservatory, study, cloakroom and boot room.
Principal bedroom with en-suite bathroom, three further bedrooms and bathroom.
Double garage and driveway.
Gardens to the front and rear.

No forward chain.

Contact Us

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And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property forms part of the established Drury Park development, located just off Priory Road in the centre of the popular village of Snape. Snape is probably best known for its internationally renowned concert hall at Snape Maltings, where there are also a number of bespoke retail outlets. The village also benefits from three very well regarded public houses/restaurants, The Golden Key, The Crown and the Plough and Sail. In addition there is a primary school, post office facility, two garages, a filling station, a village hall, which hosts many classes and activities, as well as playing fields with a children's play area and a hard tennis court. On the doorstep of the property is an extensive footpath network, providing excellent access to the surrounding heathland and Alde Estuary. The well regarded coastal resorts of Aldeburgh, Thorpeness are a short distance away as is the market town of Saxmundham, approximately three miles, where there are Waitrose and Tesco supermarkets, as well as branch line rail links to London Liverpool Street via Ipswich.

Description

4 Drury Park is a spacious and well presented four bedroom house which was built during the early 1980s.

The entrance porch provides access to the front door which opens into a spacious reception area with a window overlooking the front garden. A door leads through to the double aspect sitting room which has windows overlooking the front and rear gardens. The brick fireplace has a wooden mantel and raised brick hearth. Oak flooring continues through to the dining room where sliding doors open into the conservatory. The conservatory is fully double glazed and has a pitched Perspex roof. French style doors provide access to the rear garden. The kitchen is fitted with a range of cupboard and drawer units with oak worksurfaces and Quarry tiled flooring. There is a butler sink, a Belling four-ring ceramic hob with extractor hood above and a matching high-level double oven and grill. There is recess and plumbing for a dishwasher, space for an upright fridge freezer and further recess housing the Worcester oil-fired boiler. From the entrance hall, a door provides access to the study which has a window overlooking the front garden. The cloakroom comprises an obscured glazed window, WC and handwash basin. A further door from the kitchen leads to the utility/boot room which has a door to the rear garden, an interconnecting door to the double garage and an additional door opening onto the driveway.

From the entrance hall, stairs rise to the first floor galleried-style landing which benefits from a large window overlooking the front garden. The principal bedroom is a generous double room with a large window overlooking the rear garden. It benefits from an en-suite bathroom which comprises an obscured glazed window, bath with shower over, handwash basin and WC. Bedroom two is a further double room which has a large window overlooking the rear garden. Bedroom three overlooks the front garden and enjoys views of Snape Maltings to the south. Bedroom four also overlooks the front and benefits from a built-in wardrobe cupboard. The bathroom comprises an obscured glazed window, bath, WC and handwash basin. There is access to the roof space and a useful airing cupboard.

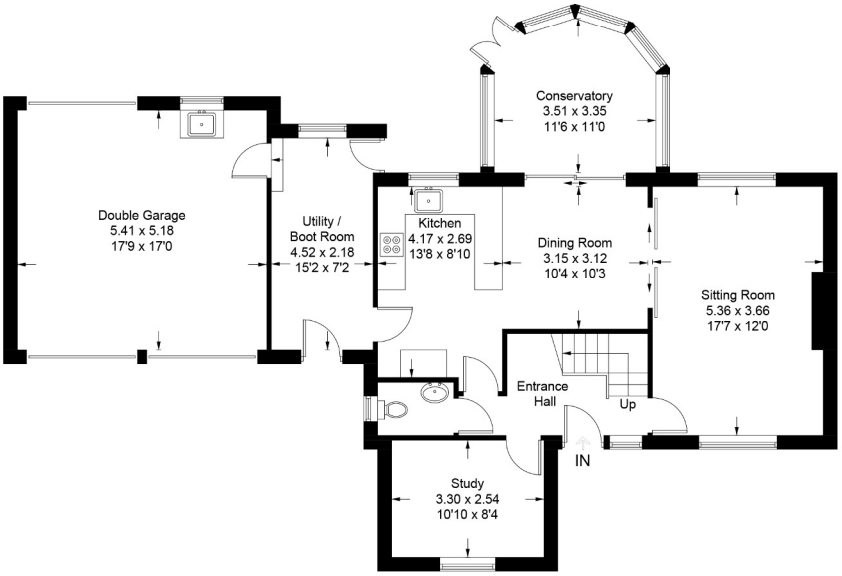
Outside

The property is located within Drury Park (a no-through road) and is approached via a tarmac driveway leading to the double garage which measures 17'9 x 17' (6.4m x 5.3m). The garage has two up-and-over doors to the front and a further up-and-over door providing access to the rear garden. It also benefits from power and light connections, a sink and water/waste connections for a washing machine and water softener. The garage roof space has been partly boarded to provide additional storage. Beside the driveway is a further door that opens into the utility/boot room. The driveway is flanked by lawned gardens with a paved pathway leading to the covered entrance porch. The front gardens are mainly laid to lawn and incorporate a variety of mature shrubs and trees, including two established cherry trees.

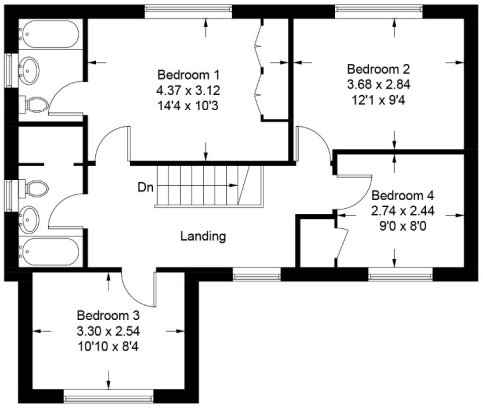
The rear gardens are of a good size and enjoy the sunshine for much of the day. Immediately adjoining the property and surrounding the conservatory is a patio area, complemented by a second patio area of Indian Raj stone. The remainder of the garden is mainly laid to lawn and interspersed with a variety of trees and shrubs. The rear garden is very private and not overlooked at all.

4 Drury Park, Snape

Approximate Gross Internal Area = 166 sq m / 1785 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308934)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band E; £2,781.42 payable per annum 2026/2027

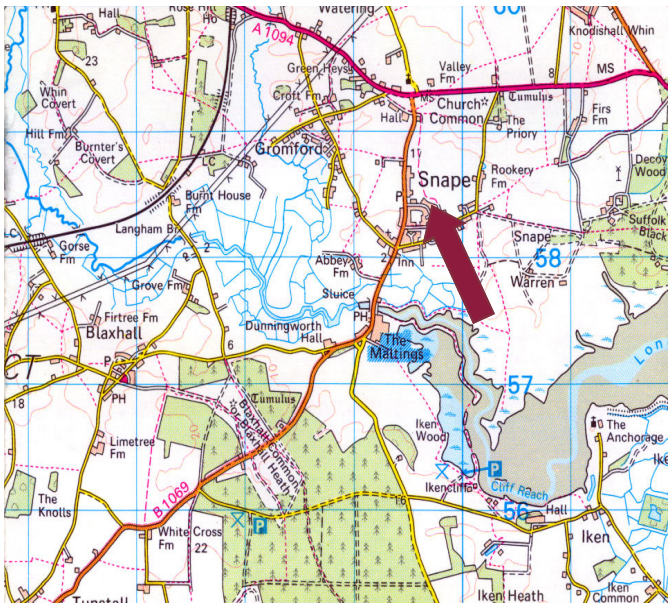
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/ transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

August 2026



Directions

Proceeding north on the A12, bypass Wickham Market and proceed through Little Glemham, Stratford St Andrew and Farnham. Take the turning on the right onto the A1094, signposted to Aldeburgh and Snape. Proceed into Snape and take the turning on the right opposite the church (the B1069). Proceed into the village, turning left at the crossroads, just before The Crown public house into Priory Road. Take the first turning on the left into Drury park where number 4 will be found a short way along on the right hand side.

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