



Warren Avenue, Saxmundham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A capacious DETACHED PROPERTY boasting plenty of room for large family gatherings. Overlooking an open green space with footpaths to Town Centre *** **NO ONWARD CHAIN** ***

LOCATION: Saxmundham has a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy and vibrant market town. It has a Doctor's Surgery, Dentist and Vets as well as a Library. Saxmundham has a local primary school, Saxmundham Primary School, while secondary education is provided by schools in neighbouring towns. Saxmundham also boasts a train Station which connects to Woodbridge and the mainline station in Ipswich. Ipswich has a regular service to London which takes just over an hour. The heritage coast is a short drive away with the stunning seaside town of Aldeburgh 7 miles away and pretty village of Thorpeness only 6 miles away.



This handsome house is accessed via Warren Road but is set back at the end of a quiet Cul de Sac and looks out over trees and open green spaces giving a feeling of space and tranquillity. There are various pathways into the centre of town which is a very short walk.

77 WARREN AVENUE - INTERIOR An Entrance Door welcomes you into a spacious Entrance Hallway with a large understairs storage cupboard. There is a cloakroom with wc and wash hand basin. To the right is the light and airy dual aspect Sitting Room with sash windows, a large brick built fireplace with bressummer beam above with a Wood Burner sitting on a quarry tiled hearth. To the left of the Entrance Hall is an extremely spacious Kitchen/Dining/Family Room which is a triple aspect room with sash windows to the front, double doors leading out to the rear garden and a window above the kitchen sink giving views over the garden. An extensive range of "Buttermilk" shaker style wall and base units with dark wood effect worktop over. An under counter built in oven and grill with a gas hob with extractor above, there are spaces for a dishwasher and a tall fridge/freezer. A water softener is fitted under the sink. There is plenty of space for a large dining table and chairs. A generous Utility Room houses the wall hung gas boiler with further space for a washing machine, tumble dryer and further appliance with worktop over incorporating a stainless steel sink, drainer and mixer taps. There is space for coats and shoes and a back door which leads out to the parking area and tandem garage.

The stairs rise to the first floor from the entrance hall and the landing is spacious and light with a shelved airing cupboard. The Principal Bedroom has a sash windows overlooking the front garden and has built in wardrobes. A door leads into an En Suite Shower Room comprising shower, wc and wash hand basin and a sash window to the front. There are two further Double Bedrooms and a large single bedroom (currently used as a dressing room). The Family Bathroom has a white suite of bath with hand held shower, wc and wash hand basin with opaque window above. This completes this very spacious accommodation which would make a lovely family home but equally suit a variety of purchasers



77 WARREN AVENUE - EXTERIOR To the rear of the property is a driveway leading to a tandem garage with an up and over door, power and light and there is a personal door to the rear garden. French doors from the kitchen dining room lead into the hard landscaped rear garden which has been broken down into different seating areas, well stocked established planting and is very private. To the front of the property is a well-established hedge (please note the vendor has not cut this down because of the bird's nesting) and there is a pathway leading to the Entrance with shingled areas either side for easy maintenance.

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

LOCAL AUTHORITY: East Suffolk

Tax Band: D

EPC: C

Postcode: IP17 1GN

WHAT3WORDS: ///backpacks.collects.brisk

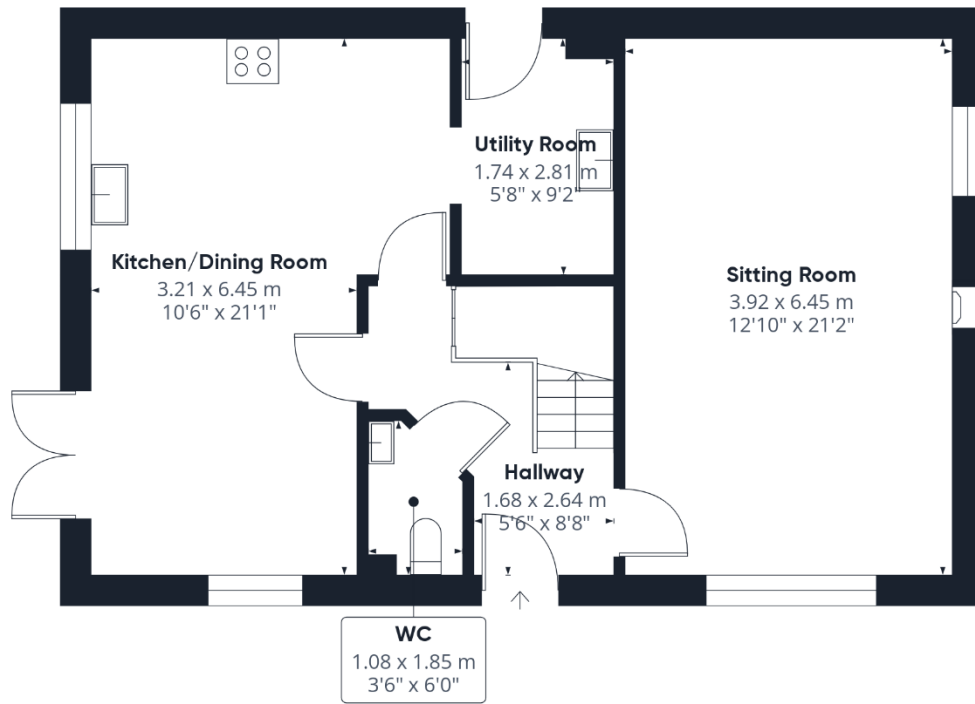
SERVICES: Gas fired central heating, mains electricity, water and drainage. Wood Burner to the Sitting Room

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

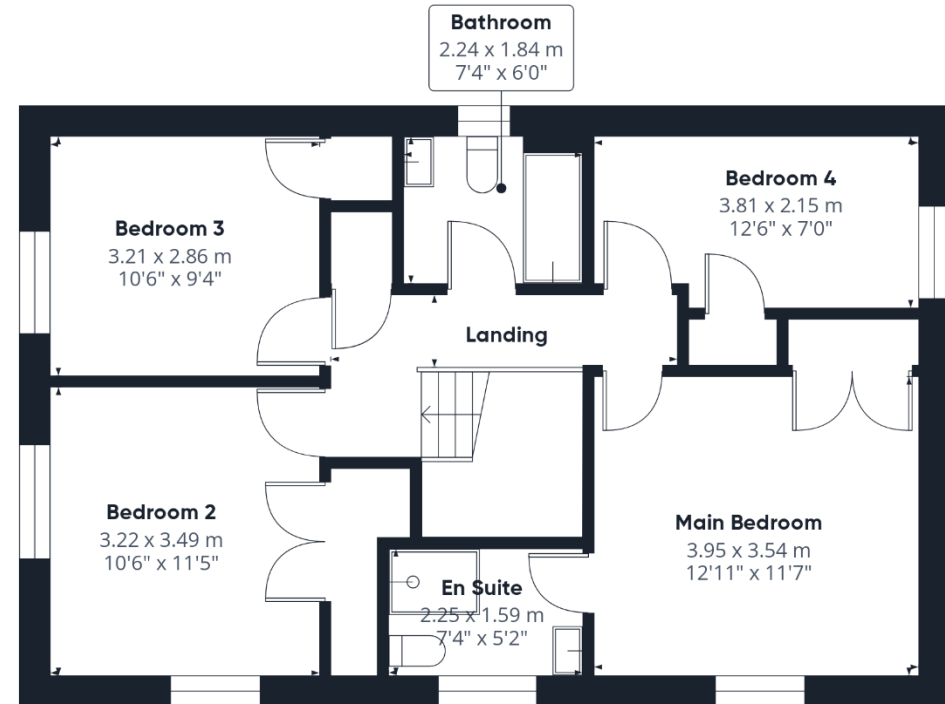
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Floor 0 Building 1



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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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