

JENNIE JONES

EST. 1993

ESTATE AGENTS



KINGFISHER RISE

Saxmundham | Suffolk

£349,950

14 KINGFISHER RISE, SAXMUNDHAM, IP17 1WE

Saxmundham Train Station - 0.7 miles

Leiston - 3 miles

Aldeburgh - 7 miles

- Entrance Hall ● Sitting Room ● Kitchen/Breakfast Room ●
- Dining Room ● Four Bedrooms ● Ensuite To Master ●
- Family Bathroom ● Landscaped Garden ●
- Garage & Parking ● Cul De Sac Location ●

The Property

The property offers well balanced accommodation ideally suited to family living.

A welcoming entrance hall leads through to the principal reception rooms. The sitting room is a particularly pleasant space with plenty of natural light. A separate dining room provides an ideal setting for more formal dining or could equally serve as a study or playroom with French doors leading out to the garden..

The kitchen is fitted with a range of units with work surfaces over and space for appliances, with a window overlooking the garden and a side door leading out.

Upstairs, there are four bedrooms, with the principal bedroom benefitting from a modern en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside

The property is approached via a driveway providing off road parking and access to the garage.

To the rear, the West facing garden is enclosed with low maintenance in mind, patio area and raised lawn, offering an ideal space for outdoor dining and entertaining.

A well presented four bedroom family home with garage, parking and private garden.



Location

Saxmundham is a popular market town offering a good range of amenities including supermarkets, independent shops, cafés and a railway station with services to Ipswich and onward connections to London Liverpool Street.

The Suffolk Heritage Coast, including Aldeburgh and Thorpeness, is within easy reach.

Services

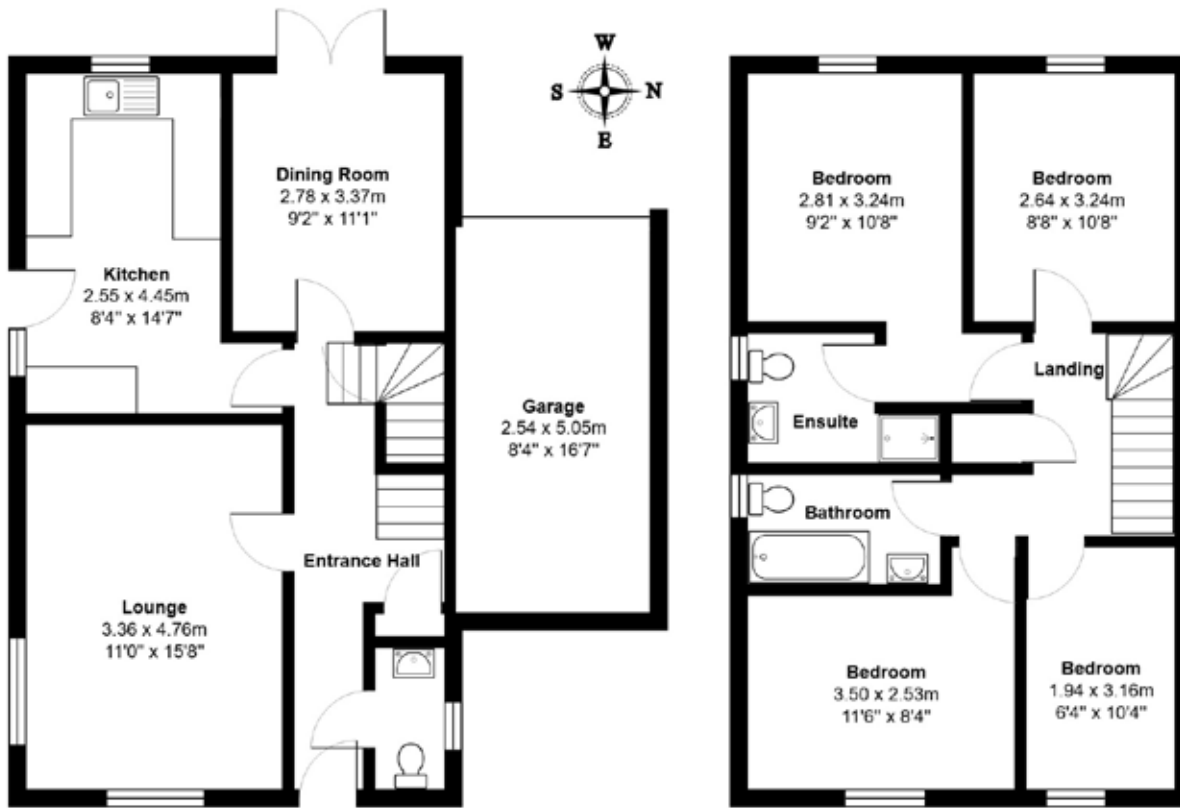
Mains electricity, water & drainage
Gas Fired Central Heating

Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

EPC Rating: C





Total Area: 117.6 m² ... 1266 ft²



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