



21 Chapel Road, Saxmundham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A beautifully presented period cottage, offering three bedrooms and two reception rooms, nestled in the heart of Saxmundham with a charming courtyard. This delightful home blends original features with a warm, inviting atmosphere, ideal for those seeking character and convenience.**

**LOCATION** Saxmundham is a 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. The cottage is within easy walking distance of the High Street and all local facilities, making it perfectly positioned for discovering the surrounding countryside and popular coastal attractions. Nearby points of interest include Snape Maltings, Aldeburgh, RSPB Minsmere, and Southwold.



**INTERIOR** A wooden panelled front door opens into the inviting sitting room, a bright space featuring stripped wooden floors, large traditional sash window, bespoke shelving, and a cosy wood burner set beneath a simple chimney breast. This flows through to the dining room, which also benefits from stripped floors, fitted shelving, a traditional sash window, and stairs rising to the first floor with cupboard below. Towards the rear of the cottage is the well-fitted kitchen, equipped with wooden worktops, a range of cabinetry, an integrated oven and hob, and space and plumbing for dish washer and washing machine and space for an upright fridge/freezer. A window overlooks the tranquil courtyard, with a back door providing direct access outside.

On the first floor, a split landing leads to bedrooms two and three. Bedroom two at the front is a large double with built in wardrobe and bedroom three offers further built in storage and access to the well-appointed bath and shower room and has stairs rising to bedroom one. All rooms on this level feature sash windows, contributing to a wonderfully light and airy feel. The family bathroom is beautifully finished, comprising a bath with a shower over, a wash basin, WC, a heated towel rail, and a skylight that ensures excellent natural light. Bedroom one, located on the second floor is nestled into the eaves with eave storage and enjoys charming rooftop views through its Velux window.

**EXTERIOR** To the rear of the property is an enclosed courtyard, perfect for low-maintenance outdoor living. This space offers ample room for seating, storage, and potted plants, with a gate providing convenient access to the side passage for added practicality.

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

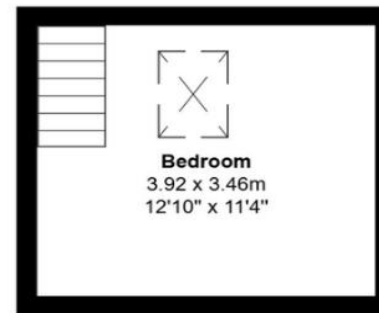
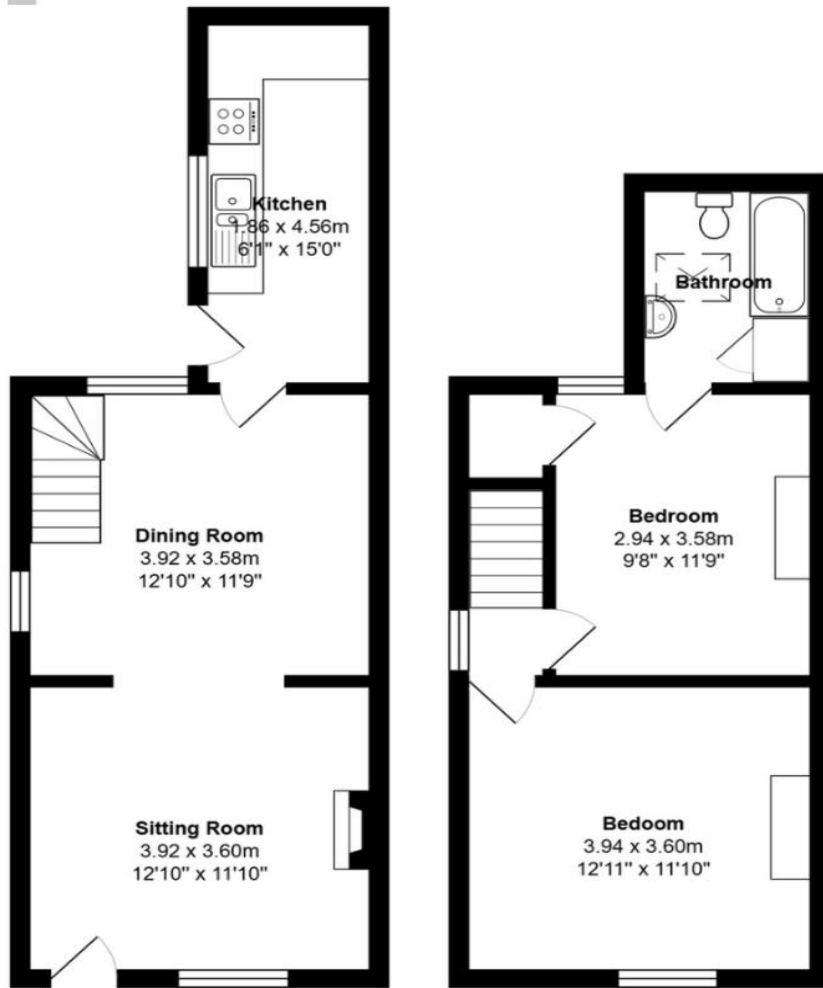
**LOCAL AUTHORITY** East Suffolk      **Tax Band:** B      **EPC:** D      **Postcode:** IP17 1BG  
**What3Words:** [///doses.cave.evoke](#)

**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.





Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>

**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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