

JENNIE JONES

EST. 1993

ESTATE AGENTS



GILBERT ROAD

Saxmundham | Suffolk

£435,000

31 GILBERT ROAD, SAXMUNDHAM, IP17 1FE

Saxmundham town centre – 1 mile
Aldeburgh – 7 miles
Woodbridge – 18 miles

- Entrance Hall ● Kitchen/Dining Room ● Utility Room ●
- Study ● Cloakroom ● Principal Bedroom with En-suite ●
- 3 Further Bedrooms ● ● Family Bathroom ●
- Driveway with Garage ● Enclosed Rear Garden ●

The Property

31 Gilbert Road is an exceptionally well presented four bedroom detached family home, occupying an attractive position within a popular residential development on the edge of Saxmundham. Built by David Wilson Homes, the property offers spacious and versatile accommodation extending to over 1,600 sq ft, together with a beautifully arranged low maintenance garden, garage and driveway parking.

The welcoming entrance hall provides access to all principal ground floor rooms and includes a useful cloakroom and separate study, ideal for those working from home. The generous lounge is filled with natural light, featuring a bay window with plantation shutters together with French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining.

A particular feature of the property is the impressive kitchen/dining room, thoughtfully designed with a range of contemporary fitted units and integrated appliances, together with ample space for family dining. The adjoining utility room provides further practicality and direct access to the garden.

To the first floor are four well proportioned bedrooms, three of which benefit from fitted wardrobes, including a spacious principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

GENEROUSLY PROPORTIONED DETACHED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION



Outside

Outside, the enclosed rear garden has been designed for ease of maintenance, combining an attractive patio seating area with artificial lawn and mature planting. The garden includes a wonderful selection of fruit trees, including Victoria plum, Conference pear and cherry, together with a striking white wisteria and black seeded grape vine, creating a charming outdoor setting. A detached garage and driveway provide off-road parking.

Location

Saxmundham is a thriving Suffolk market town close to the Heritage Coast, offering a good range of local shops, schools and amenities, along with direct rail links to Ipswich and London Liverpool Street. Ideally located for exploring the Suffolk coastline, it is within easy reach of popular destinations including Aldeburgh, Thorpeness, Southwold and Dunwich, making it a great base for enjoying both countryside and coastal living.

Services

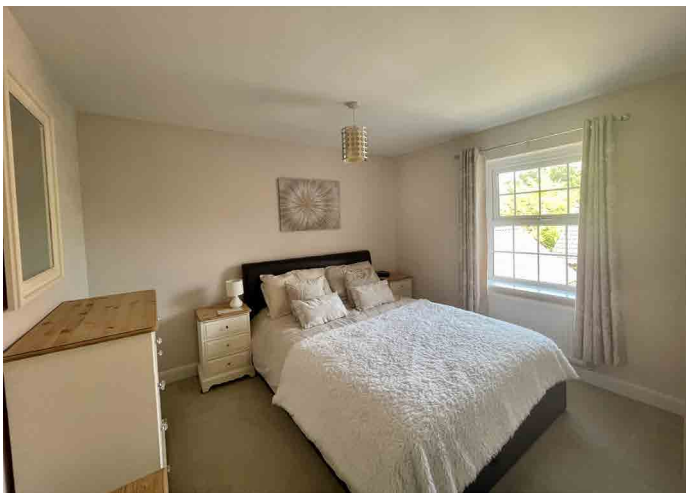
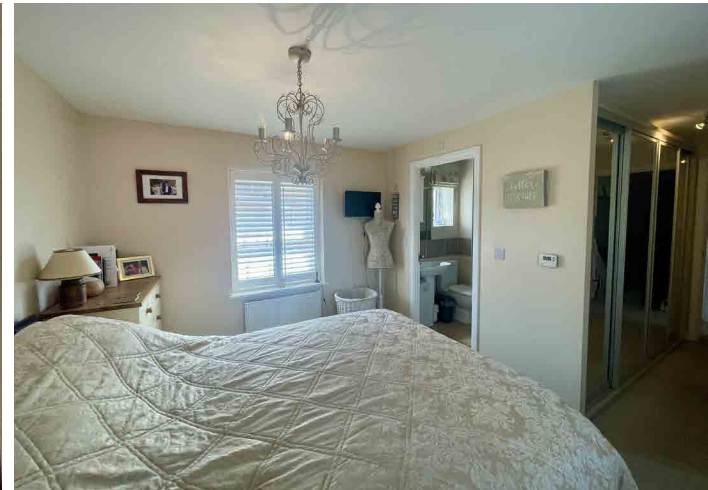
Mains electricity, Gas, Water & Drainage

Local Authority and Council Tax Band

East Suffolk Council - Band E

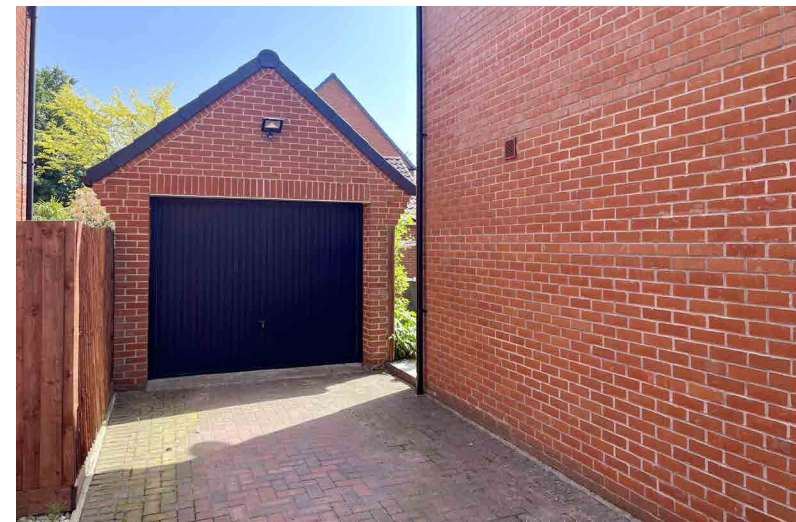
EPC Rating - C

The property is offered for sale with no onward chain.





Total Area: 153.1 m² ... 1647 ft²



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