



JENNIE JONES

EST. 1992

ESTATE AGENTS

HERON ROAD

Saxmundham | Suffolk

£395,000

47 HERON ROAD SAXMUNDHAM IP17 1WR

Town centre & station: 0.5 miles
Aldeburgh: 8 miles
Leiston: 6 miles

- Entrance Hall ● Sitting Room ● Dining Room ● Kitchen ●
- Cloakroom ● Four Bedrooms ● Two Ensuite ●
- Family Bathroom ● Gardens front and rear ●
- Tandem Garage and Off Road Parking ●

The Property

A front entrance door opens into a central hallway, providing access to the principal ground floor accommodation.

The sitting room is a bright and generous space, ideal for both relaxing and entertaining, with a pleasant outlook to the rear overlooking the garden. A separate dining room offers flexibility for family meals or formal entertaining.

To the rear, the kitchen / breakfast room is fitted with a comprehensive range of base and wall mounted units with work surfaces over, providing ample space for appliances and dining. A door leads out to the rear garden.

A useful ground floor cloakroom completes the accommodation on this level.

On the first floor, the landing leads to four bedrooms. The principal bedroom benefits from an ensuite shower room, with a second bedroom also enjoying ensuite facilities, making this an ideal layout for families or guests. A family bathroom serves the remaining bedrooms.

Outside

To the front, the property is approached via a driveway providing off-road parking and access to the tandem garage.

A spacious and well-presented four bedroom detached home with tandem garage and garden, set within a popular Saxmundham location.



The rear garden is enclosed and mainly laid to lawn, with a paved seating area ideal for outdoor dining and entertaining.

The Location

Saxmundham is a well-served market town offering a range of amenities including supermarkets, independent shops, cafes and schooling. The town benefits from a railway station with links to Ipswich and London Liverpool Street.

The Suffolk Heritage Coast, including Aldeburgh and Thorpeness, is within easy reach, offering a wonderful mix of coastal and countryside living.

Services

Mains water, mains electricity, mains gas & mains drainage.

Gas-fired central heating via radiators

Double glazing.

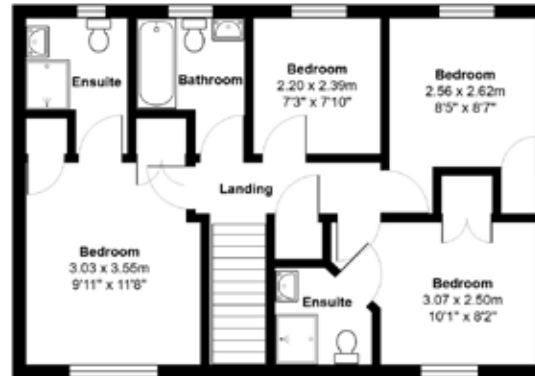
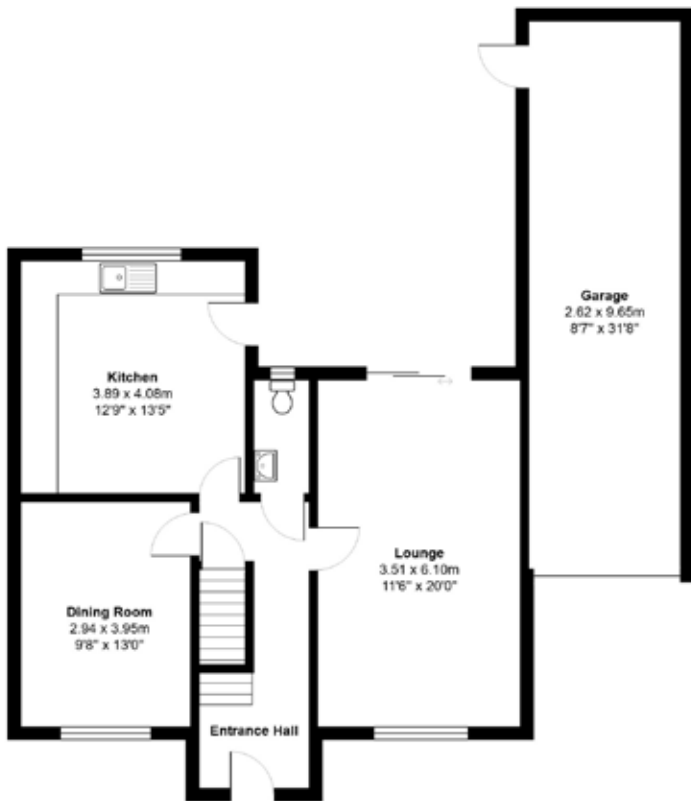
Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band: D

EPC Rating: C





Total Area: 143.0 m² ... 1539 ft²



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