



JENNIE JONES

EST. 1993

ESTATE AGENTS

ABBEY COURT

Saxmundham

|

Suffolk

£227,000

4 ABBEY COURT, NEW CUT, SAXMUNDHAM, IP17 1DX

Leiston – 4.5 miles
Snape Maltings – 4 miles
Aldeburgh – 7 miles
Sizewell – 7 miles

- Entrance Hall ● Cloakroom ● Kitchen ● Sitting Room ●
- Garden Room ● Family Bathroom ● Two Bedrooms ●
- Enclosed Rear Garden ● Parking ●
- NO ONWARD CHAIN ●

The Property

4 Abbey Court is an attractive two-bedroom home occupying a particularly convenient position just a short walk from the centre of Saxmundham and its railway station. The property offers a layout that combines comfortable reception space with practical everyday living.

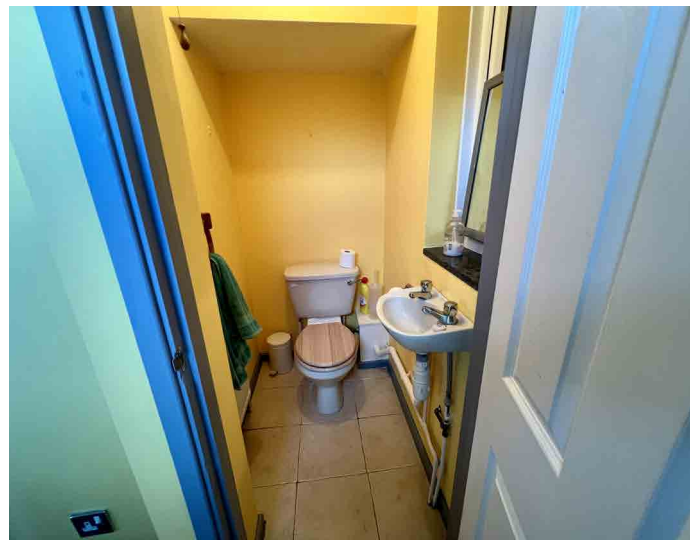
An entrance hall leads into the fitted kitchen, providing a practical range of storage and workspace. Beyond this is the lovely sitting room, a bright and generous reception space with stairs rising to the first floor. The room flows naturally through to the garden room/conservatory, creating a wonderful open and sociable arrangement that works equally well for everyday living, dining and entertaining.

Overlooking the enclosed garden, the garden room is a particularly appealing addition, with glazed double doors opening directly outside. Filled with natural light, it provides a versatile space to enjoy throughout the seasons and a lovely setting for hosting family and friends.

A ground floor cloakroom completes the accommodation at this level.

To the first floor are two well-proportioned bedrooms, with the

A WELL-PRESENTED TWO-BEDROOM HOME WITH GENEROUS LIVING SPACE, GARDEN ROOM AND ENCLOSED REAR GARDEN



principal bedroom offering excellent space for a double bed and furniture. A shower room serves both bedrooms.

Outside

The property enjoys an enclosed rear garden, predominantly laid to lawn and bordered by established planting, creating a pleasant and private outdoor setting. Along with two allocated parking spaces.

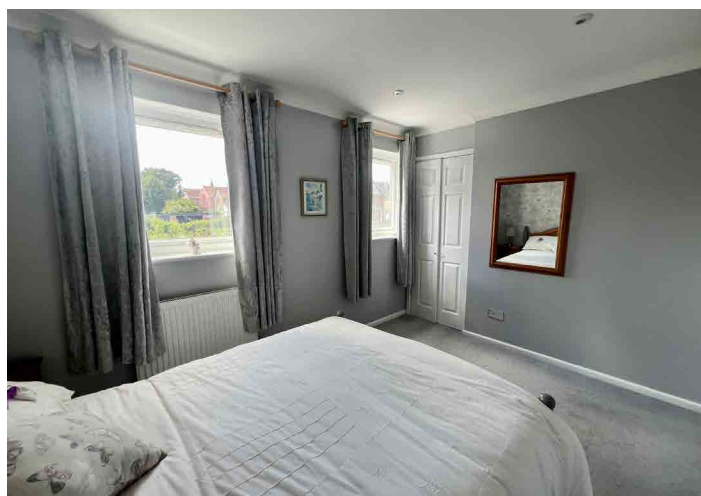
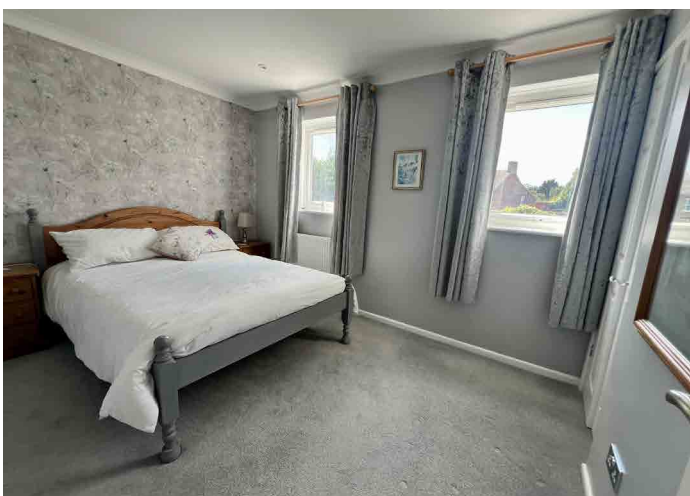
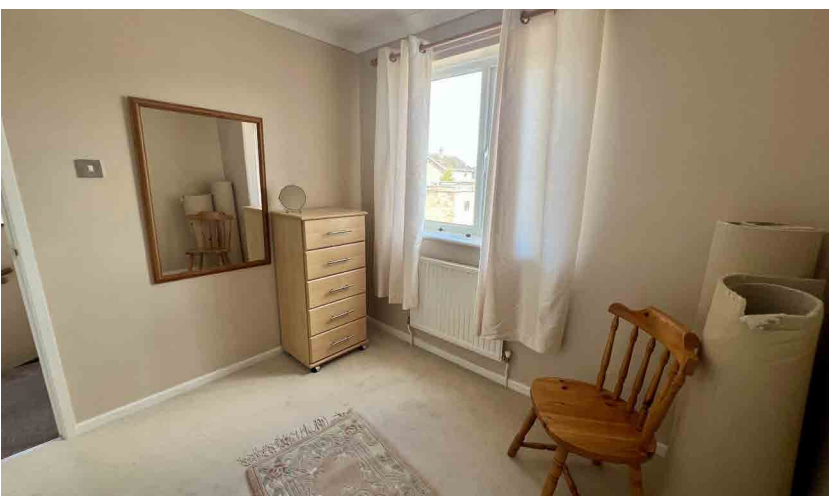
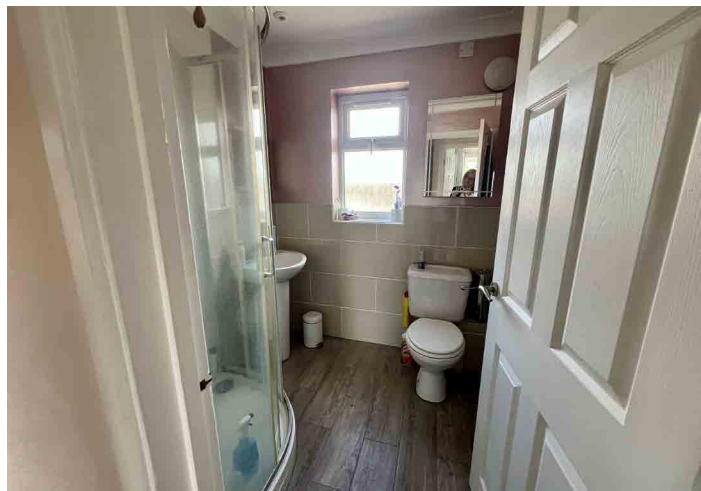
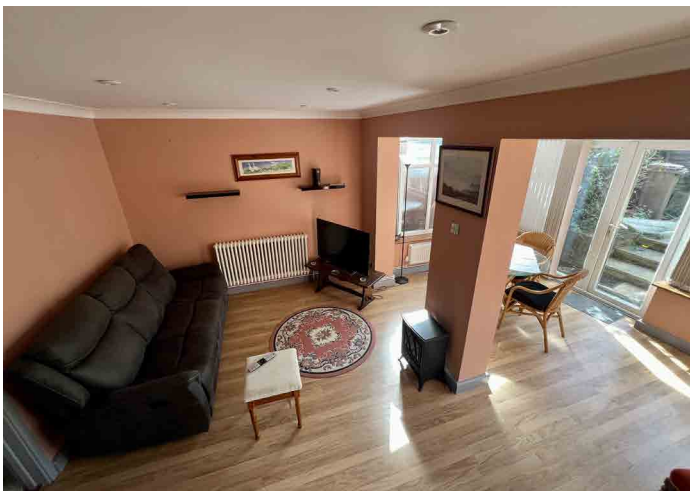
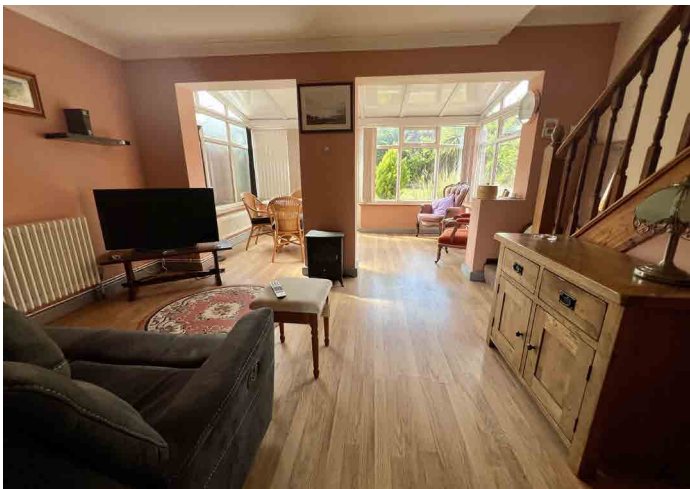
The Location

Saxmundham is a thriving Suffolk market town with an excellent range of amenities, including Waitrose and Tesco, independent shops, cafés, pubs, restaurants and a regular market.

The nearby railway station offers regular services to Ipswich, with onward connections to London Liverpool Street. The town is also ideally placed for the Suffolk Heritage Coast, with Aldeburgh, Southwold, Snape Maltings and the surrounding countryside all within easy reach.

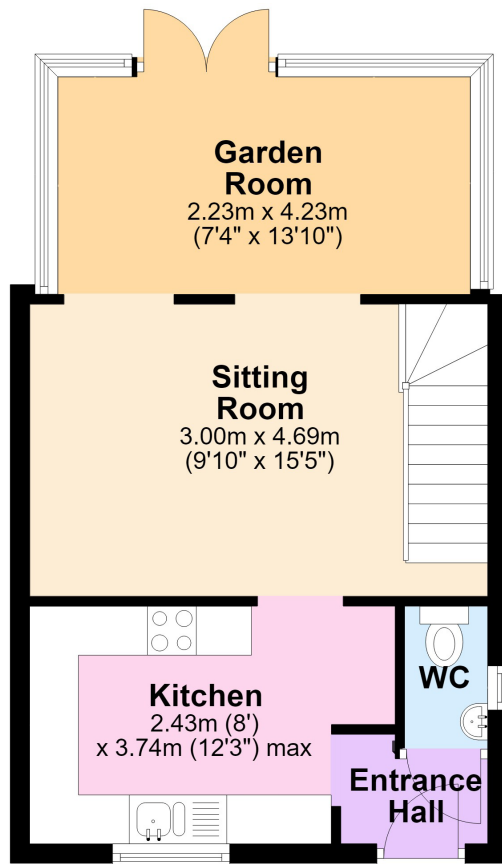
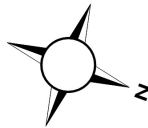
Services: Mains electricity, water, drainage and gas are understood to be connected. Gas-fired central heating.

Local Authority: East Suffolk Council, Council Tax Band B
EPC: C **Tenure:** Freehold



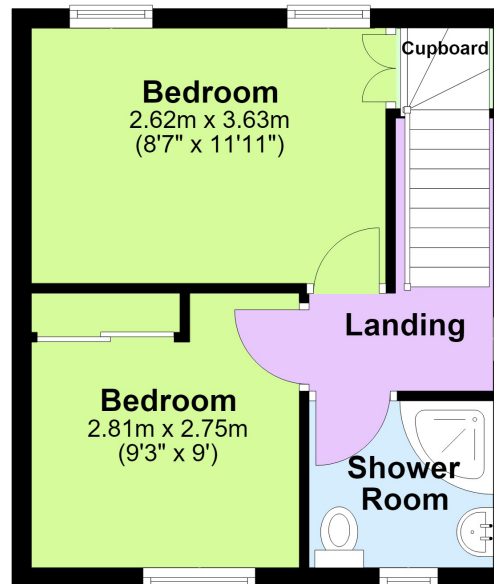
Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.8 sq. feet)



JENNIE JONES

EST. 1993

ESTATE AGENTS

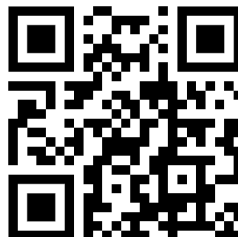
Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com
01728 605511

All enquiries:

saxmundham@jennie-jones.com



Scan the QR code to
visit our website

rightmove

OnTheMarket

