

JENNIE JONES

EST. 1993

ESTATE AGENTS



FAIRFIELD ROAD

Saxmundham | Suffolk

£400,000

41 FAIRFIELD ROAD, SAXMUNDHAM, IP17 1BA

Saxmundham High Street & Rail Station – 0.2 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles

- Entrance Hall • Sitting Room • Two Double Bedrooms •
• Ensuite • Kitchen/Dining Room •
• Utility Room • Family Bathroom • Large Rear Garden •
• Driveway with Ample Parking •

The Property

Occupying an established position along Fairfield Road, No. 41 is an immaculate and particularly appealing detached bungalow, combining the proportions and character of a traditional home with a wonderfully sociable contemporary living space at the rear.

A central entrance hall runs through the heart of the property and immediately gives a sense of how well cared for the bungalow is, with attractive panelling, decorative detailing and a broad arched opening adding character.

To the left is the sitting room, a comfortable and inviting reception room with an attractive bay window to the front. A feature fireplace with timber surround provides a natural focal point, flanked by useful fitted cupboards and display shelving to either side of the chimney breast.

Across the hall, the principal bedroom is a generous double room with an extensive range of fitted wardrobes and bedroom furniture. From here, a door opens into the en-suite shower room, smartly finished with a large shower enclosure, wash hand basin and WC.

Continuing along the hall is the second bedroom, again a comfortable double, while opposite is the family bathroom,

IMMACULATE TWO BEDROOM DETACHED BUNGALOW WITH SUPERB OPEN-PLAN LIVING, GENEROUS PARKING AND A DELIGHTFUL COTTAGE GARDEN



fitted with a modern suite comprising panelled bath, wash hand basin and WC.

It is at the rear of the bungalow, however, where the house really comes into its own.

Stretching across the back is a superb kitchen, dining and snug, creating a wonderfully relaxed and sociable everyday living space. There is plenty of room for both a dining table and comfortable seating, while a broad set of bi-fold doors opens directly onto the terrace and garden, allowing the outside space to become a natural extension of the room through the warmer months.

The kitchen itself has been thoughtfully refitted with a striking range of deep green cabinetry and generous work surfaces. Integrated appliances include a four ring gas hob, oven, microwave, dishwasher and fridge/freezer, with the kitchen remaining open to the dining and snug areas.

Beyond is a particularly useful utility room, providing additional storage and workspace together with provision for laundry appliances and access outside.

Throughout, the property is presented in excellent order and benefits from gas-fired central heating via radiators and UPVC double glazing.

Outside

To the front, a broad gravelled driveway provides extensive off road parking, while established planting helps soften the approach to the bungalow.

The rear garden is one of the property's real delights. Immediately adjoining the house is a generous paved terrace, perfectly positioned to work with the bi-fold doors and providing ample room for outdoor dining and entertaining. Beyond this, gravelled areas, mature planting, established trees and informal



beds give the garden a wonderfully individual cottage-garden feel.

Rather than being overly manicured, parts of the garden have deliberately been allowed to develop more naturally, creating an attractive wildlife-friendly area and giving the whole garden a sense of maturity and character.

A brick-built garden studio provides an excellent additional space away from the main house and would lend itself particularly well to use as a home office, hobby room or creative studio. A separate summer house sits towards the end of the garden, providing another quiet spot from which to enjoy the surroundings.

The Location

Fairfield Road is an established residential road particularly conveniently positioned for the centre of Saxmundham.

The town provides an excellent range of everyday facilities including independent shops, cafés and services together with Waitrose & Partners and Tesco Superstore. The High Street and railway station are both within easy walking distance of the property.

Saxmundham Train Station provides rail connections towards Ipswich and onward to London Liverpool Street, while the nearby A12 provides straightforward road access both north and south. Saxmundham is also particularly well placed for enjoying the Suffolk Heritage Coast, with Snape Maltings, Aldeburgh, Thorpeness, Leiston and RSPB Minmere all within convenient driving distance.

Services

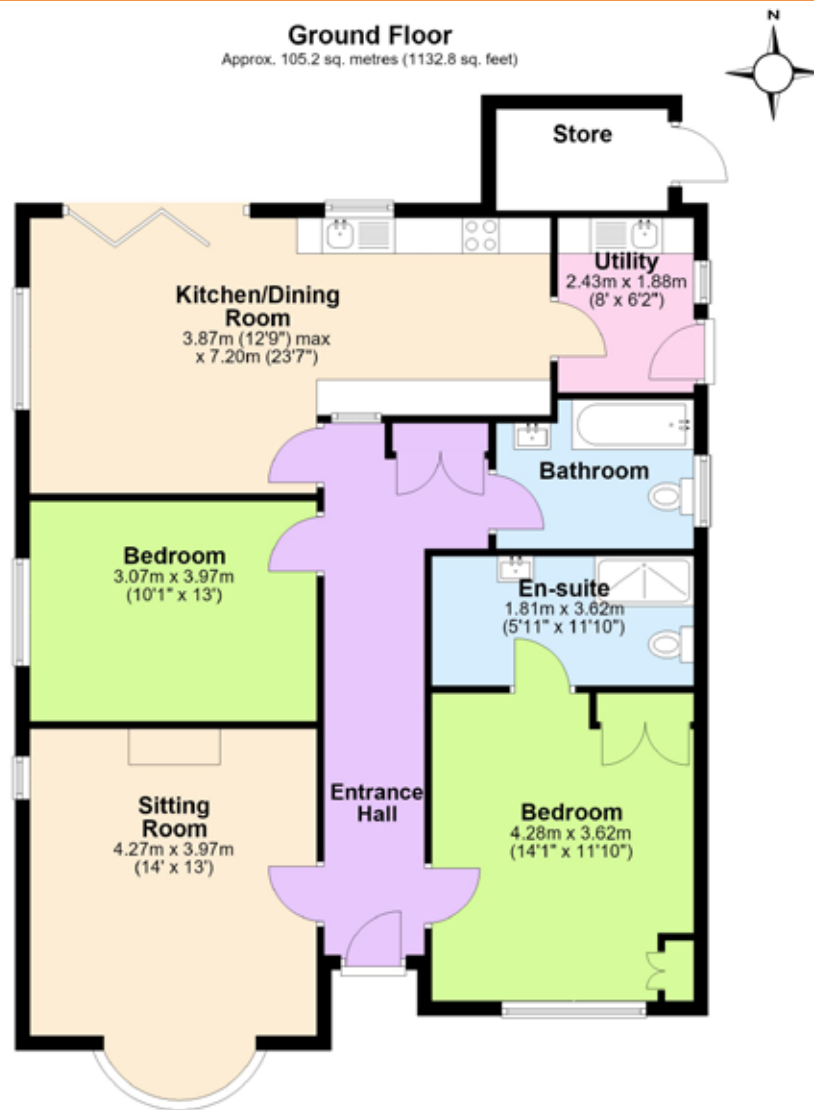
Believed to be Mains Electricity, Gas and Drainage

Local Authority and Tax Band

East Suffolk Council, Tax Band D

EPC Rating - TBC





Total area: approx. 105.2 sq. metres (1132.8 sq. feet)



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