

EST.  1993

JENNIE JONES

ESTATE AGENTS



2 The Smithy, Market Place, Saxmundham, Suffolk, Suffolk IP17 1AG

GUIDE PRICE

£295,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; DINING ROOM; KITCHEN WITH FITTED APPLIANCES;  
FIRST FLOOR LANDING; TWO DOUBLE BEDROOMS; SHOWER ROOM;  
SECOND FLOOR LANDING; DOUBLE BEDROOM; BATHROOM; INTEGRAL PATIO; PARKING.**

### **THE PROPERTY**

Built about three years ago this unique semi detached architect designed three storey town house is located at the very heart of Saxmundham within a short walk of the railway station, High Street and all the town's amenities. The house, which has been built by the award winning team responsible for the exceptional restoration of Wingfield House next door, is presented in immaculate order with a block paved driveway at the front and a unique integral patio, which is enveloped by a stunning open plan living space in which the sitting area and dining areas (linked by a gallery) both have French windows that open into this private, walled outside space, creating the perfect inside/outside entertaining space and a wonderful environment for exotic container plants. The smart contemporary kitchen is equipped with integrated appliances and there is a separate utility cupboard with space and plumbing for the washing machine. The ground floor has a useful cloakroom and the first floor shower room serves the two first floor double bedrooms. The second floor landing, which is wonderfully lit by a remotely operated skylight window, has a built in work station and can be used as a study area. Bedroom one, which is notable for its dramatic vaulted ceiling, could also be used as another living room or a studio room whereby the landing work station could be adapted for coffee making facilities. The main bathroom is located on the second floor and benefits from a smart contemporary suite that includes a bath and a wide shower cubicle. The house is centrally heated by gas-fired radiators with a gas fired boiler

### **LOCATION**

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

**LOCAL AUTHORITY**  
East Suffolk Council, Council Offices, East  
Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
01394 383789

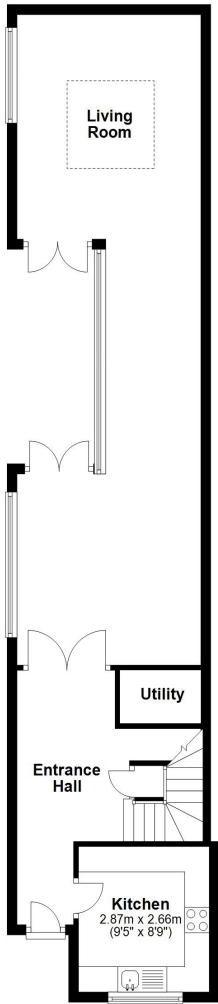
**SERVICES:** Mains water, electricity, gas  
and drainage are connected. Heating by  
gas fired boiler with radiators throughout  
the property.

**VIEWING**  
By appointment through Jennie Jones Estate  
Agents:  
**SAXMUNDHAM OFFICE**(01728) 605511  
  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

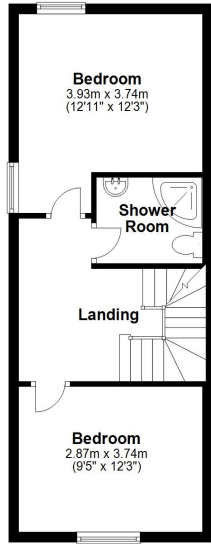
**EPC RATING = B**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

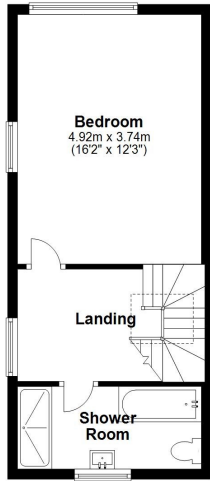
**Ground Floor**  
Approx. 62.6 sq. metres (674.1 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (411.8 sq. feet)



**Second Floor**  
Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 134.5 sq. metres (1447.3 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.

















SAXMUNDHAM

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