

EST.  1993

JENNIE JONES

ESTATE AGENTS



9 Carlton Road, Kelsale, Suffolk, IP17 2NP.

GUIDE PRICE

£325,000

SUMMARY OF THE ACCOMMODATION

**PORCH; ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; UTILITY ROOM;
THREE BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; SINGLE GARAGE; AMPLE OFF ROAD PARKING.**

THE PROPERTY

9 Carlton Road is a semi detached three bedroom property in a good location close to all local amenities. Main benefits include light and airy accommodation, gas fired central heating, a recently fitted kitchen and new bathroom. The property has been extremely well cared for by the current owners and consequently it is in very good order throughout. A half glazed front entrance door opens to the porch with coat hanging space attractive tiled floor and door to the entrance hall. The entrance hall has stairs to the first floor, radiator, under stairs storage and tiled flooring. A door from the hall opens to the sitting room with a double glazed window to the front aspect, feature brick working fireplace, radiator and wood effect flooring. The dining room has a double glazed window to the front, French doors to the rear garden, wood burning stove, radiator and a wide opening to the kitchen. The recently fitted kitchen comprises a good range of base and wall mounted units with wood work surfaces and tiled splash backs. There is a porcelain sink with mixer tap, integrated dishwasher, built in oven with inset hob and integrated extractor fan, fridge/freezer space, window overlooking the rear garden, tiled flooring and a door to the utility room. The utility has a window to the rear, a range of base and wall units that match the kitchen with wood work surfaces and tiled splash backs. There is plumbing for a washing machine, space for tumble drier, gas boiler concealed within a wall unit and tiled flooring. Stairs from the entrance hall lead to the spacious landing with window to the rear aspect and loft access hatch. Bedroom one has a dormer style window to the front, attractive cast fireplace and radiator. The second bedroom has a window to the front and radiator. Bedroom three has a window to the rear aspect, built in shelved airing cupboard housing the hot water tank and a radiator. The family bathroom has been recently fitted and comprises a bath with shower over and glass screen, vanity wash basin, toilet, towel radiator and double glazed window to the rear.

Outside. A low wall forms the boundary to the front of the property. There is a path to the front door, lawn and driveway with ample parking that leads to the single garage. The enclosed rear garden is mainly lawn with a patio.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

The village of Kelsale has a primary school at Carlton together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

LOCAL AUTHORITY

East Suffolk Council,

COUNCIL TAX BAND: = B

SERVICES:

We understand that mains water, electricity and drainage are connected. Heating by gas fired boiler.

TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = D

AWAITING
FLOOR PLAN

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.









