



The Limes, Saxmundham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A DETACHED THREE DOUBLE BEDROOM BUNGALOW
in the heart of Saxmundham and within easy walking
distance of both the station and shops ****DOUBLE
GARAGE**GARDEN**

LOCATION Saxmundham has a range of independent
shops together with Waitrose and Tesco supermarkets,
restaurants and cafes and is a busy market town. There
is a railway station in Saxmundham via Ipswich to
London Liverpool Street Station which takes approx.
two hours. The heritage coast is approximately just over
7 miles to the stunning seaside town of Aldeburgh and
just over 6 miles to Thorpeness.

OFFERS OVER: £400,000

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Main Bedroom with En Suite Shower
- Two further Double Bedrooms
- Family Bathroom
- Garden
- Double Garage
- Parking for Multiple vehicles
- **NO ONWARD CHAIN**



THE LIMES - INTERIOR A hallway welcomes you into the property and has a cupboard perfect for coats and shoes and a shelved airing cupboard and to the right is the Kitchen which has a range of white wall and base units with dark laminate worktops over, stainless steel sink with mixer taps and a window above overlooking the front. There is space for a washing machine and fridge/freezer and a built-in oven, gas hob and extractor above. A door leads out to the side of the property. The Sitting/Dining Room is exceedingly spacious with a window and sliding doors out to the patio and garden beyond. There is an electric fire in a cream surround. The generous Main Bedroom is at the end of the hallway and has a window overlooking the rear garden. It is very light and airy and has floor to ceiling mirrored wardrobes to one wall. A door opens into an En Suite Shower Room comprising Shower Cubicle with electric shower, wash hand basin, wc with opaque window over. There are two further double bedrooms, one with a window to the side and one with a window to the front. The Family Bathroom has a five-piece suite comprising separate shower cubicle, bath with mixer taps over, bidet, wc, wash hand basin and opaque window to the front. This completes the accommodation for this spacious, light and airy DETACHED BUNGALOW.



THE LIMES - EXTERIOR To the side of the property there is parking for several vehicles on the brick pavia driveway leading to a double garage with electric up and over doors and a personal door to the garden with a window to the side. There is shingle and low chain link fence to the front making a maintenance free front garden. A gate to the side leads into the back garden which has a patio area perfect for outside dining, mainly laid to lawn with shrub and plant borders and a timber shed is included in the sale.



TENURE The property is freehold and vacant possession will be given upon completion.

Local Authority: East Suffolk **Tax Band:** E **EPC:** D **Postcode:** IP17 1TD

SERVICES Gas fired central heating, mains, water, electricity and drainage.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Approximate total area⁽¹⁾
98.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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