



Warren Avenue, Saxmundham, Suffolk







**GUIDE PRICE: £575,000**

**An extremely spacious DETACHED PROPERTY overlooking a green and with a SECLUDED GARDEN \*\* TANDEM GARAGE \*\*PARKING \*\* WITHIN EASY WALKING DISTANCE OF SAXMUNDHAM TOWN CENTRE**

**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.





## INTERIOR

An Entrance Door welcomes you into a spacious Entrance Hallway with a large understairs storage cupboard. There is a cloakroom with wc and wash hand basin. To the right is the light and airy dual aspect Sitting Room with sash windows, a brick-built fireplace and beam above housing a Wood Burner sitting on a quarry tiled hearth. To the left of the Entrance Hall is an extremely spacious Kitchen/Dining/Family Room which is triple aspect with sash windows to the front, double doors leading out to the rear garden and a window above the composite one and a half bowl sink and drainer. An extensive range of "Buttermilk" shaker style wall and base units with dark wood effect worktops over, built in oven and grill, gas hob over and extractor above, water softener, space for dishwasher and tall fridge/freezer, large dining table and chairs and room for sofas and entertaining. A generous Utility Room has space for a washing machine, tumble dryer and further appliance with worktop over incorporating a stainless-steel sink, drainer and mixer taps, space for coats and shoes and a back door leads out to the parking area and tandem garage. The stairs rise to the first floor and the landing is spacious and light with a shelved airing cupboard. The Principal Bedroom has a

sash window overlooking the front garden and has built in wardrobes. A door leads into an En Suite Shower Room comprising shower, wc and wash hand basin and a sash window to the front. There are two further Double Bedrooms and a large single bedroom (currently used as a dressing room) The Family Bathroom has a white suite of bath with hand held shower, wc and wash hand basin with opaque window above. This completes this very spacious accommodation which would suit a variety of purchasers

## EXTERIOR

To the rear of the property is a driveway leading to a tandem garage with an up and over door, power and light and there is a personal door to the rear garden. The rear garden is absolutely stunning having been broken down into different seating areas, well stocked planting and is very private. To the front of the property is a well-established hedge (please note the vendor has not cut this down because of the bird's nesting) and there is a pathway leading to the Entrance with shingled areas either side for easy maintenance.



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

**Local Authority:** East Suffolk

**Tax Band:** D

**EPC:** TBC

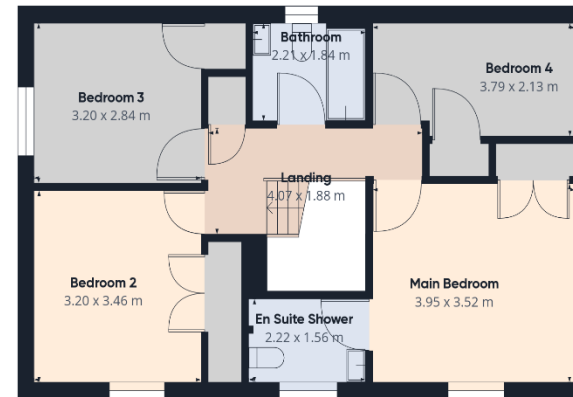
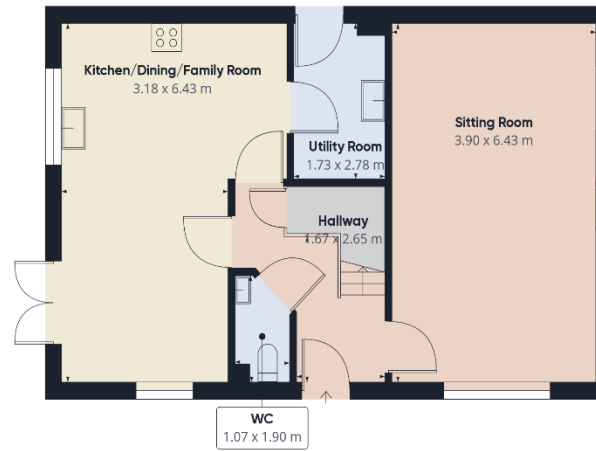
**Postcode:** IP17 1GN

**SERVICES:** Gas fired central heating, mains electricity, water and drainage. Wood Burner to the Sitting Room

**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<sup>1</sup>  
124.46 m<sup>2</sup>

(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.

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**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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