

A well maintained three bedroom detached bungalow located a short walk from the amenities of the market town of Saxmundham, which lies just a short drive from the Heritage Coast.

Guide Price
£365,000 Freehold
Ref: P7383/B

40 Fairfield Road
Saxmundham
Suffolk
IP17 1BA



Entrance hall, sitting room, dining room, kitchen, conservatory.
Three good size bedrooms and a family bathroom.
Enclosed gardens to front and rear, single attached garage.
Offroad parking for several vehicles.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Fairfield Road is a popular residential area close to the heart of Saxmundham. This busy town offers a selection of local shops, supermarkets (including Waitrose and Tesco), schools, public houses and restaurants. There is also a railway station with trains from Lowestoft to Ipswich, and a daily train direct from Saxmundham through to London's Liverpool Street.

The Heritage Coast, with the popular resorts of Southwold, Walberswick, Dunwich, Aldeburgh and Thorpeness, is within about 5 miles. The historic market town of Framlingham lies about 7 miles to the west where there are excellent schools in both the state and private sector, as well as further shopping facilities. The county town of Ipswich, with direct rail links to Norwich to the north and London to the south, is approximately 21 miles to the south-west.

Description

40 Fairfield Road is a well maintained three bedroom detached bungalow with predominantly brick elevations under a pitch tiled roof. It was built in the 1960's. The property has well laid out accommodation which has been maintained by the vendors family over many years comprising entrance hall with doors to sitting room, which in turn has sliding doors to the conservatory which is UPVC with a polycarbonate roof and overlooks a rear garden. A door from the entrance hall leads to the kitchen with a range of fitted wall and base units with integral fridge and four ring gas hob with electric oven and grill under and extractor hood over. A door from here leads to the dining room, which is a good size room and links nicely to the sitting room via double doors. From the dining room there is a further door to the inner hall from which access can be gained to bedrooms one and two both being double bedrooms and bedroom three being a single bedroom, all of which share the family bathroom with a panel bath with a shower over, basin and WC. The bedrooms benefit from ample storage throughout.

From the main entrance hall there is a door to the rear lobby, with a further door to the rear garden and personel door to the single attached garage which has power and light, window to side with an up and over door. The property itself benefits from double glazing throughout, gas fired central heating and cavity wall insulation along with loft insulation.

Outside the property is approached from the highway via a gravel driveway providing off-road parking for several vehicles in front of the attached single garage. There is a lawned garden to front with established flower borders. There is gated access to the side of the property with a pathway taking you to the rear garden which has a paved terrace, an area of lawn and also plays host to a greenhouse, a summer house and a timber shed, all enclosed by a red brick wall.





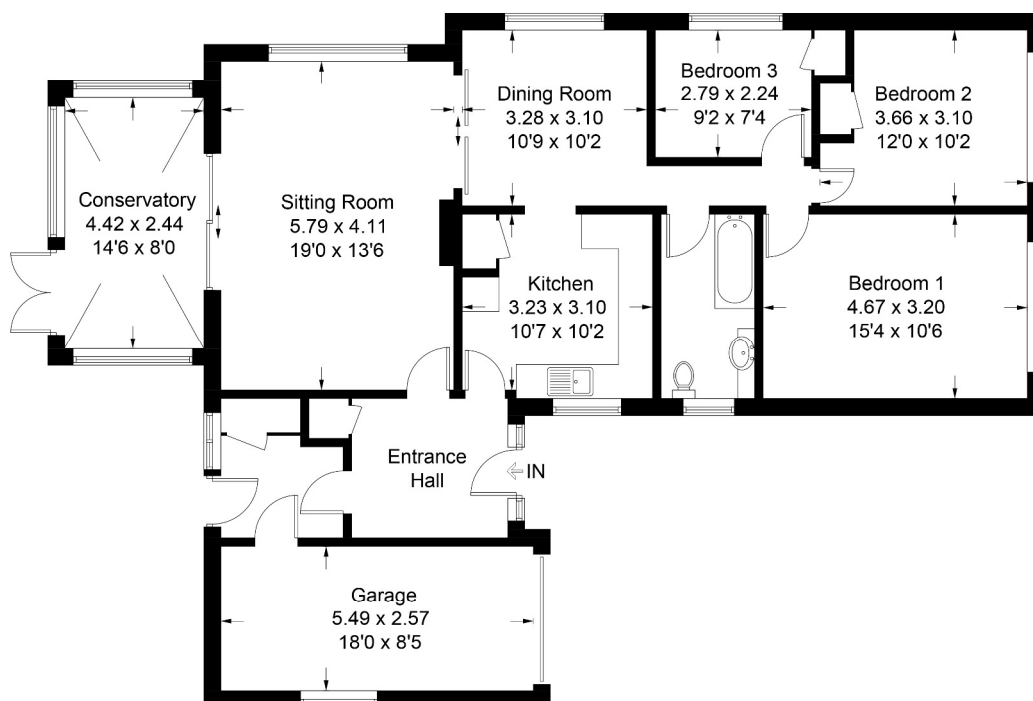






40 Fairfield Road, Saxmundham

Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft



Fourth Floor

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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area go to –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area go to –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating C (copy available from the agents via email)

Council Tax Band D; £2,191.22 payable per annum 2024/2025

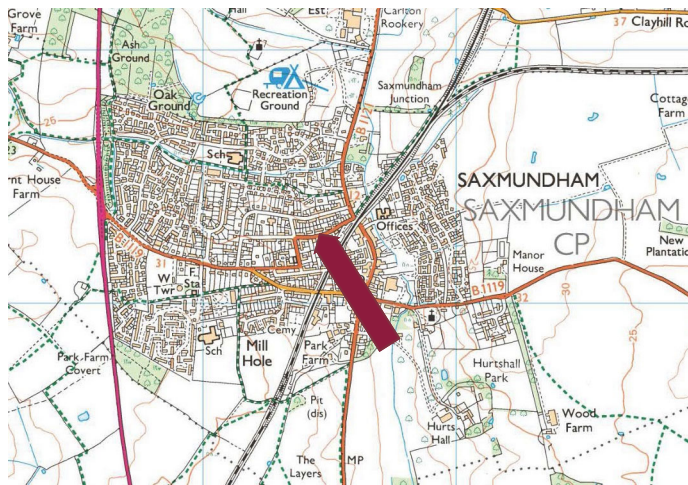
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk .
IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2024



Directions

Heading from Framlingham in an easterly direction along Saxmundham Road, continue on this road for approximately five miles until you join the A12 on the outskirts of Saxmundham. At the A12 turn right and then immediately left into Rendham Road. Continue to the bottom of Rendham road into Chapel Road and continue along Chapel Road where bearing right you will turn into Fairfield Road. The property can be found part way down the road on the right hand side identified by a Clarke and Simpson For Sale Board.

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