

*A three-bedroom semi-detached house located in a small residential area in the centre of the popular village of Snape, home of the renowned Snape Maltings, just a short drive from the Heritage Coast at Aldeburgh & Orford.*

Guide Price  
£260,000 Freehold  
Ref: P7315/B

15 Stanhope Close  
Snape  
Saxmundham  
Suffolk  
IP17 1RH



Entrance hall, sitting room and kitchen/dining room.  
Three first floor bedrooms and family bathroom.  
Single detached garage and driveway.  
Enclosed garden to rear and open plan garden to front.  
No forward chain.

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## Location

15 Stanhope Close is a popular residential area in the heart of the village of Snape. The village boasts two inns, The Golden Key and The Crown. It is also home to the world famous Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn. There are wonderful walks within the area, both along the river to Aldeburgh and Iken, and in the nearby forest. Sailing is to be found at Orford and Aldeburgh, and there are many golf courses in the area. Aldeburgh, which is fewer than five miles away, benefits from national and local shops, as well as a fantastic range of restaurants. There is a railway station in the market town of Saxmundham, which is approximately three miles away. Here there are also Waitrose and Tesco supermarkets.

## Description

15 Stanhope Close was built during the 1980s and is a three-bedroom semi-detached house with brick elevations under a pitched tiled roof. The property has well laid out accommodation over two storeys, comprising entrance hall, kitchen/dining room, sitting room, three first floor bedrooms and a family bathroom. The house is approached from the highway via a driveway that provides off-road parking in front of a single detached garage. To the rear of the property is an enclosed garden, which is mainly laid to lawn with a paved terrace abutting the back of the house. There is a large timber shed. The dwelling benefits from UPVC double-glazing throughout, along with oil-fired central heating.

## The Accommodation

### *The House*

### Ground Floor

The front door opens to the

#### *Entrance Hall*

Wall-mounted radiator and stairs to first floor landing. A door opens to the

#### *Sitting Room* 13'3 x 13'0 (4.04m x 3.96m)

Window to front, wall-mounted radiator, laminate flooring and built-in understairs cupboard. A door opens to the





*Kitchen/Dining Room* 16'4 x 8'2 (4.98m x 2.49m)

Window to rear and French doors that open out to the garden. Wall-mounted radiator. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer sink unit with tiled splashback. Four-ring electric hob with stainless steel splashback and extractor hood over. High-level oven and microwave. Space for appliances. Space and plumbing for dishwasher.





The stairs in the entrance hall rise to the

## **First Floor**

### *Landing*

Window to side and access to loft. Built-in **airing cupboard** with slatted shelving. Doors lead off to the bedrooms and family bathroom.

### *Bedroom One* 10'7 x 8'7 (3.23m x 2.62m)

Currently used as an office. Window to rear and wall-mounted radiator. Fitted wardrobes with hanging rails and shelving.

### *Bedroom Two* 9'7 x 8'8 (2.92m x 2.64m)

Window to front and wall-mounted radiator.



*Bedroom Three* 7'6 x 7'6 (2.29m x 2.29m)

Currently used as a gym. Window to front and wall-mounted radiator.



*Family Bathroom*

Window to rear with obscured glazing. Shaped bath with mixer tap over and shower attachment with mains-fed shower over and curved screen. Vanity basin with mixer tap over, storage under and shelf to side. Hidden-cistern WC and tiled surround. Heated towel radiator.



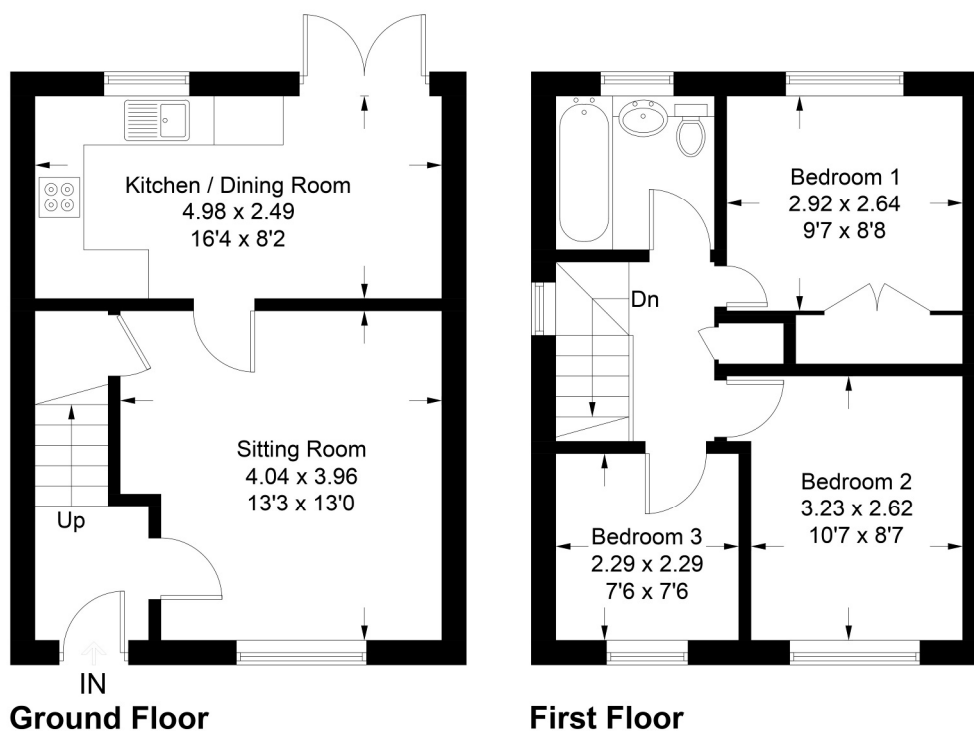
## Outside

The property is approached via a driveway that provides parking in front of the **single detached garage**. The garage has an up-and-over door to the front and a personnel door to the side. It houses the oil-fired boiler and is equipped with power, lighting and water. There is space and plumbing for a washing machine. To the front of the property is outside lighting and an open plan lawn, with a path leading to the front door. A gate to the side of the house provides access to the rear garden, which is enclosed by close boarded fencing and is mainly laid to lawn with a paved terrace immediately abutting the property. The garden contains a large **timber shed**.



## 15 Stanhope Close, Snape

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

*EPC Rating* D (full report available from the agent).

*Council Tax* Band B; £1,611.38 payable per annum 2024/2025.

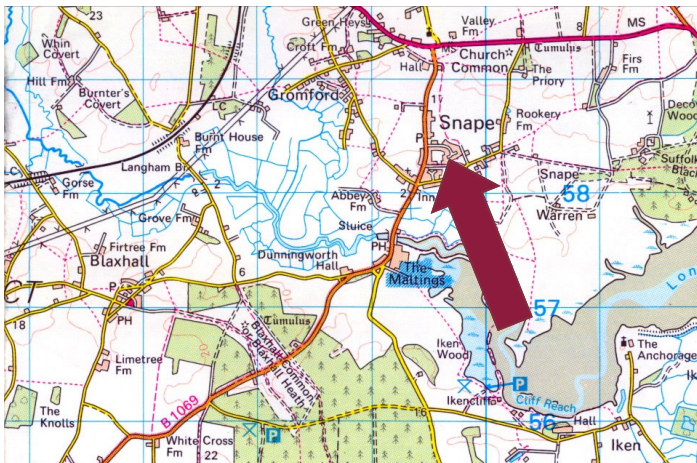
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### 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.

*April 2024*



## Directions

Enter the village of Snape on the A1094, heading towards Aldeburgh, and at the crossroads opposite the church turn right, proceeding into the village. After approximately half a mile, turn left into The Glebes. Continue through The Glebes into Stanhope Close and the property can be found on the left hand side.

For those using the What3Words app:  
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