

*A spacious four bedroom house with impressive open plan kitchen/dining/living room, situated within walking distance of the centre of Saxmundham.*

Guide Price  
£400,000 Freehold  
Ref: P7421/C

10a Henley Close  
Saxmundham  
Suffolk  
IP17 1EY



Hallway, sitting room, kitchen/dining/living room, utility room and downstairs cloakroom.  
Principal bedroom with en-suite shower room and three further bedrooms and bathroom.  
Off-road parking, garage and garden.

Contact Us



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## Location

The property is situated on Henley Close which is conveniently situated for easy access to all the amenities within the town centre.

Saxmundham is a bustling old market town with medical centre, dentist, library, Tesco and Waitrose supermarkets, a good selection of independent shops, bakery, hairdressers, cafes, museum, galleries and The Bell Hotel. The town has a primary school, plus many organisations, clubs and sports facilities.

The railway station has connecting services between Lowestoft and Ipswich, and onward to London Liverpool Street. Saxmundham is three miles from Snape and the Maltings Concert Hall and within easy reach of Aldeburgh, Thorpeness, Minsmere and Southwold, together with Framlingham and Woodbridge.

## Description

10a Henley Close is a deceptively spacious and very well presented four bedroom house. It was constructed in 2017 and still benefits from the remainder of its ten year NHBC guarantee. The semi-detached house is of traditional block construction with brick elevations under a tiled roof. It benefits from UPVC double glazing throughout and has a gas fired central heating system.

A front door leads to the hallway where there are stairs rising to the first floor landing, an understairs cupboard and doors to the kitchen/living/dining room and also the sitting room. This has a central brick fireplace with a woodburning stove as well as a window to the front of the property. The open plan kitchen/dining/living room is a superb and spacious area. The kitchen benefits from a stylish range of high and low level wall units with an integrated electric oven, dishwasher and fridge freezer. In addition there is a kitchen island with cupboards, drawers and a five ring gas hob. The living area has a window to one side, wall to wall windows and French doors opening up to the patio and garden. A door leads into the utility room where there is space and plumbing for a washing machine, tumble dryer, as well as a sink. A door leads to the exterior and a further door opens to the downstairs cloakroom with WC. On the first floor is a landing with an airing cupboard and doors off to the four bedrooms. Of particular note is the amount of storage the house has with three of the bedrooms benefitting from large built in wardrobes. The principal double bedroom has an en-suite shower room that is fully tiled. In addition are two further double bedrooms and a single bedroom. The bathroom has a fitted sink with cupboards below, WC and bath, and is fully tiled.

## Outside

The property is located on Henley Close which is a no through road. A tarmac drive provides parking for two or three vehicles. There is an integrated single garage measuring approximately 19' x 9'8".

The rear garden is fully fenced. A patio area abuts the kitchen/dining/living room and beyond this is lawn with shrubs and also an impressive mature Oak tree. The rear garden measures approximately 35' x 35'.















# 10A Henley Close, Saxmundham



Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft (Including Garage)



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage. Gas fired central heating with ground floor underfloor heating and first floor radiators.

**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** = B (copy available from the agents upon request)

**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

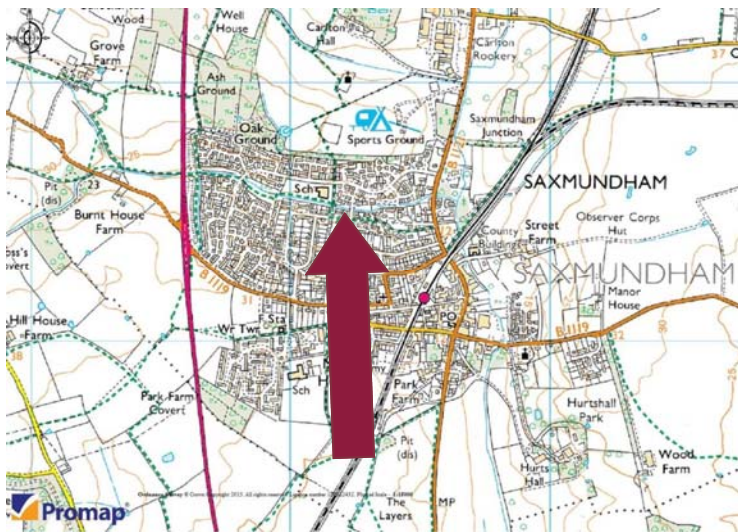
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**September 2024**





## Directions

From the centre of Saxmundham, head north towards Kelsale going under the Railway bridge. Take the left hand turning into Brook Farm Road. Turn left onto Felsham Rise. Proceed along Felsham Rise and at the end, turn right onto Henley Close where 10a will be found a short way along on the right hand side of the road.

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