



Charles Wright

PROPERTIES

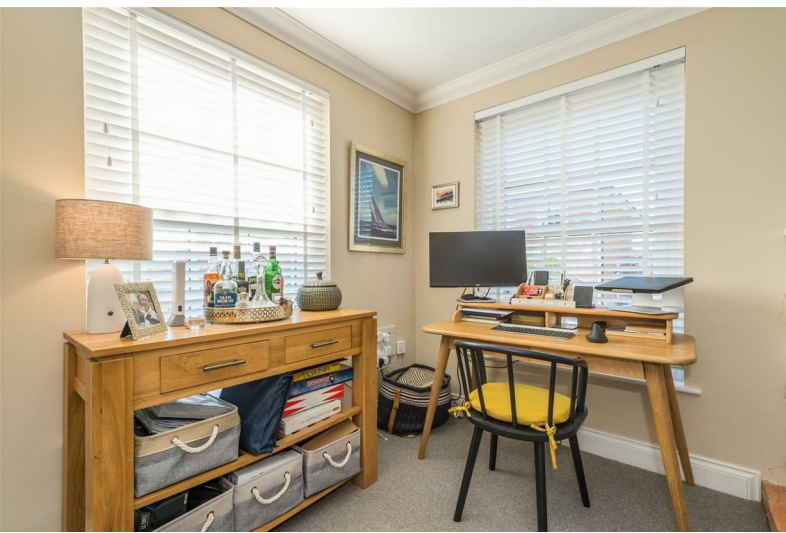
Selling Properties the Wright Way



1 Yew Close

Saxmundham, IP17 1FS

Guide price £400,000



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Description

Situated on the popular Priors Grange development, built by the award winning developers Hopkins homes, is this well presented three bedroom detached home, occupying a corner plot position with beautiful landscaped garden backing onto fields. The property is immaculately presented, having been recently re-decorated throughout. The accommodation comprises of an entrance hall, cloakroom, sitting room with log burning stove, impressive kitchen/dining room, master bedroom with ensuite shower room, two further double bedrooms and a family bathroom. Good quality double glazing and gas central heating is fitted.

Location

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including primary schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station, which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.

Saxmundham lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline and the pretty and unspoilt seaside town of Aldeburgh. It lies about 25 miles north of the county town of Ipswich. For those with leisure interest in mind the area abounds with opportunities including the nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking and cycling in the forests at Dunwich and Rendlesham. For music lovers the Snape Maltings Concert Hall is

but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

Entrance hall

Double glazed door to front, doors to accommodation, stair flight to first floor and carpet flooring.

Cloakroom

Low level wc, pedestal wash basin, radiator and carpet flooring.

Kitchen/dining room

18'02 x 16'08 (5.54m x 5.08m)

Double glazed window to side and door to rear, double glazed double doors to side, matching eye level and base units with worktops above, space for a fridge/freezer, plumbing for washing machine, integrated double oven and gas hob, space for dishwasher, integrated wine cooler, radiator and tiled flooring.

Sitting room

18'09 x 10'09 (5.72m x 3.28m)

Double glazed windows to front and side, double glazed double doors to rear garden, log burner, radiator and carpet flooring.

First floor landing

Double glazed window to rear, radiator, airing cupboard, storage cupboard and carpet flooring.

Bedroom one

11'01 x 11'01 (3.38m x 3.38m)

Double glazed window to front and side, built in wardrobe, radiator and carpet flooring.

Ensuite

6'06 x 5'05 (1.98m x 1.65m)

Double glazed window to front, walk in double shower cubicle, pedestal wash basin, low level wc chrome heated towel rail and carpet flooring.

Bedroom two

11'01 x 9'10 (3.38m x 3.00m)

Double glazed window to front, built in cupboard, radiator and carpet flooring.

Bedroom three

10 x 6'10 (3.05m x 2.08m)

Double glazed window to rear, radiator and carpet flooring.

Bathroom

6'10 x 6'01 (2.08m x 1.85m)

Double glazed window to side, panelled bath with shower over, low level wc, pedestal wash basin and heated towel rail.

Outside and gardens

The property enjoys a south facing garden which has been beautifully landscaped with a large sandstone patio area with an open pergola creating

an ideal space for alfresco dining. The remainder of the garden is mainly laid to lawn with flower beds and steps up to a further patio area and access to the garage. The garage has an electric roller door, power and lighting. To the front there is off road parking for two vehicles and a lawn with flower beds.

Services

We understand main gas, electric, water and drainage are connected.

EPC rating: B

Council tax band: D

Tenure: Freehold



Road Map



Hybrid Map

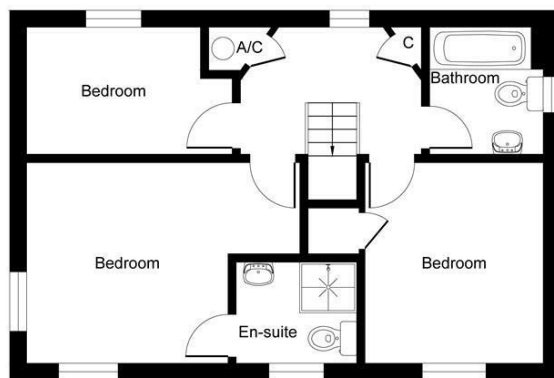


Terrain Map

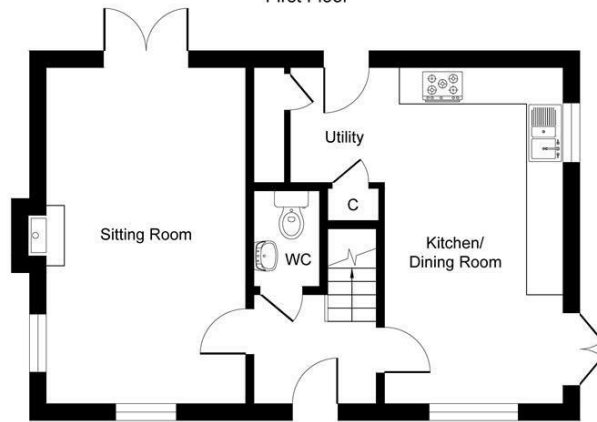


Floor Plan

1 Yew Close, Saxmundham, IP17 1FS



First Floor



Ground Floor

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Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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