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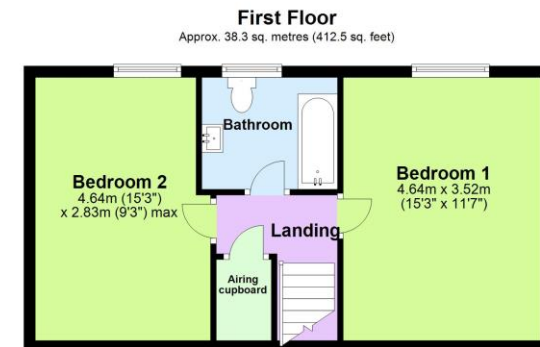
**Herons Way, Benhall, Suffolk, IP17 1JN**

**Asking Price: £475,000**

# Herons Way, Benhall, Saxmundham, Suffolk, IP17 1JN

Situated in a private cul-de-sac of just four properties on the edge of Benhall Green and walking distance of all local amenities, lies this attractive three bedroom detached family home with accommodation arranged over two floors. This substantial property has been much improved by the current owners to a very high specification throughout and an internal viewing is highly recommended to fully appreciate the finish. Benefits include a compact garage with parking for two vehicles in front, a stunning rear garden which is a particular selling feature, and double glazing throughout. The spacious and versatile living accommodation comprises entrance hall, stylish refitted shower room, 20ft dual aspect sitting room, dining room, ground floor double bedroom, stunning handmade Grahame Bolton kitchen with integrated appliances and large walk-in pantry, sun room, utility room, first floor landing, two further double bedrooms, and a stylish refitted family bathroom.

The idyllic village of Benhall is just a short drive from the charming market town of Saxmundham which has a mainline train station to London Liverpool Street station via Ipswich. Amenities in Benhall include a primary school, popular social club and farm shop, whilst Saxmundham provides a large range of amenities including primary school and free school, social club, supermarkets, pubs and restaurants, and art galleries. The beautiful Suffolk Heritage Coast is within easy access by rail and road to many of the nearby 'must see' places to visit along the coast including the world famous Snape Maltings Concert Hall, the seaside towns of Southwold and Aldeburgh, Havergate Island and Minsmere nature reserves, ancient castles at Orford and Framlingham, and golf courses galore.



Total area: approx. 138.2 sq. metres (1487.6 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



