



Palmer & Partners



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Beech Road, Saxmundham, Suffolk, IP17 1FP

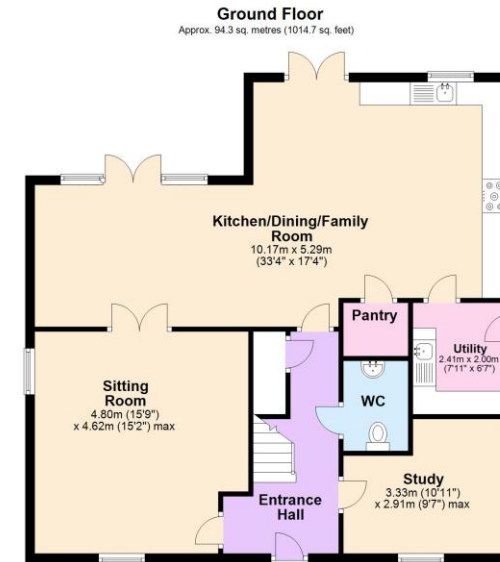
GP: £650,000 to £665,000

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This substantial Hopkins & Moore detached family home, in our opinion the biggest house on the development in the best position, benefits from having the remainder of the NHBC warranty in place. Occupying an elevated position on the edge of the development with beautiful views across a greensward to the front and a meadow from the rear and side, this magnificent property benefits from built-in wardrobes in all the bedrooms, a substantial driveway providing ample off-road parking for up to five cars, detached double garage, and a south-facing Sue Townsend professionally landscaped rear garden which is a particular selling point. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises entrance hall; ground floor cloakroom; study; dual aspect sitting room with Inglenook fireplace and wood burner; impressive 33ft kitchen / dining / family room with walk-in pantry; utility room; first floor landing; beautiful master suite with good size double bedroom, dressing room and en-suite shower room; three further good size double bedrooms, one of which also as an en-suite shower room; and a family bathroom.

Saxmundham is a charming market town on the Suffolk Coast offering excellent access by rail and road to many of the nearby 'must see' places to visit along the coast. The town has a busy high street and boasts a number of cafés, pubs restaurants, and takeaways; a diverse selection of independent shops including butchers, bakery and hardware store; Waitrose and Tesco; and General Post Office with chemist attached.

EPC Rating: B



Total area: approx. 187.5 sq. metres (2018.2 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.



