

## **Heron Road, Saxmundham, Suffolk, IP17 1WR**

**Guide Price: £300,000 to £310,000**



- No onward chain
- Link-Detached House
- Four bedrooms
- Wet Room, Bathroom & En-Suite
- Beautifully Landscaped Rear Garden
- Driveway & Enclosed Car Port
- Detached Garage
- Gas Central Heating & Double Glazing

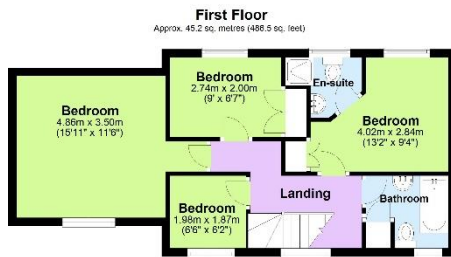
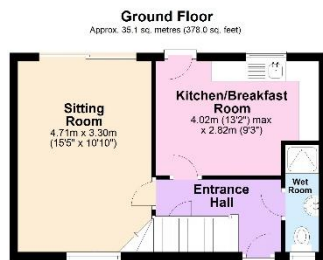
Situated on the sought after Brook Farm Development in Saxmundham within walking distance of the high street and train station and occupying a lovely corner plot, lies this substantial four bedroom link-detached house. This beautiful family home is being sold with no onward chain and benefits from a landscaped and well-maintained rear garden, driveway providing off-road parking, enclosed car port, detached garage, gas central heating, and double glazing.



As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises entrance hall; ground floor wet room; kitchen / breakfast room; dual aspect sitting room; first floor landing; family bathroom; and four bedrooms, one of which has an en-suite shower room.

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.

Council Tax Band: C



Total area: approx. 80.3 sq. metres (864.5 sq. feet)  
Although every attempt has been made to ensure the accuracy of the 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.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	