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**Kingfisher Rise, Saxmundham, Suffolk, IP17 1WE** Asking Price: £350,000



# Kingfisher Rise, Saxmundham, Suffolk, IP17 1WE

This exceptional four bedroom detached house, tucked away at the end of a quiet cul-de-sac on the popular Brook Farm development in Saxmundham, is being sold with no onward chain. This ultra stylish family home has been much improved by the current owners and benefits from double glazing throughout, gas central heating via newly fitted combi-boiler, particularly private rear garden, single garage, double-length driveway providing off-road parking for two cars, and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; ground floor cloakroom; sitting room; stunning open plan kitchen / breakfast / dining 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.

## Accommodation & Amenities

- Exceptional Four Bedroom Detached House
- Open Plan Kitchen/Breakfast/Dining Room & Separate Sitting Room
- Bathroom & En-Suite Shower Room
- Single Garage & Double-Length Driveway
- Private West-Facing Rear Garden
- Newly Fitted Combi-Boiler
- No Onward Chain



Total area: approx. 98.0 sq. metres (1055.1 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.





