



Palmer & Partners



Manor Gardens, Saxmundham,
Suffolk, IP17 1ET
Asking Price £535,000

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- Impressive Detached Home
- Two Double & One Single Bedrooms
- Shower Room, Bathroom & En-Suite
- Living Room & Snug/Study
- 20ft Fully Integrated Kitchen/Dining Room
- Spacious Utility Room
- Approx. Third of Acre Plot (STS)
- Ample Off-Road Parking
- Potential to Further Extend/Develop (STPP)
- Uninterrupted Field Views from Rear
- Stunning Rear Garden with Outbuildings

Palmer & Partners are delighted to bring to the market this exceptional three-bedroom detached family home, presented in pristine, turnkey condition throughout. The property has been extensively and tastefully renovated to an exceptionally high specification by the current owners over the past three years, and the master bedroom was formerly two separate rooms and has been opened up to create an impressive master suite. Occupying a generous corner plot of approximately one-third of an acre (subject to survey), the home offers significant potential for further extension or development, subject to the necessary planning permissions. To the rear, the property enjoys glorious, uninterrupted countryside views, creating a wonderful sense of space and privacy. Externally, the home boasts a beautifully landscaped rear garden, complemented by a range of useful outbuildings, while to the front there is ample off-road parking for multiple vehicles. Additional benefits include

double-glazing throughout and gas central heating. An outstanding family home combining quality, space, and future potential in a truly enviable setting.

The accommodation can be summarised as follows: a spacious entrance hall, stylish shower room, cosy dual-aspect living room with open working fire, stunning 20ft refitted kitchen/dining room with integrated appliances, generous utility room, and a snug/study completing the ground floor. On the first floor, a split-level galleried landing leads to a refitted family bathroom, impressive master suite with 16ft dual-aspect bedroom and luxurious refitted en-suite shower room, along with two further bedrooms. Completing the first floor is a playroom set within the eaves.

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 several 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.

Outside – Front: The garden is laid to lawn with mature laurel hedgerow, a block-paved driveway provides off-road parking for multiple vehicles, there is an outside courtesy light, and double gates leading to the rear garden.

Entrance Hall: The spacious hallway has a radiator, LVT flooring, staircase rising to the first floor, and built-in cupboard housing the consumer unit. There are two doorways into the kitchen/dining room, a door into the utility room, and a clever concealed pocket door leading to the shower room.

Shower Room: A stylish three-piece suite comprising a fully tiled shower enclosure with Mira shower, low-level WC and a sink

set on a wooden vanity unit with storage beneath. The shower room is finished with LVT flooring, electric towel radiator, and a double-glazed opaque window to the rear aspect.

Living Room: 14'5" x 13'11" (4.4m x 4.24m) A cosy dual-aspect reception room featuring double-glazed windows to the front and side, a brick fireplace with working open fire, radiator, coved ceiling, and two wall lights, with a doorway through to:

Kitchen/Dining Room: 20'3" x 13'11" (6.17m x 4.24m) The kitchen, refitted three years ago, offers an extensive range of contemporary eye and base units with drawers complemented by under-unit lighting, quartz work surfaces and matching upstands, and a ceramic one-and-a-half-bowl sink with drainer. Integrated appliances include two Bosch ovens with warming drawers, an induction hob with glass splashback and extractor hood, a Bosch dishwasher, Bosch microwave, and a fridge freezer. The room provides ample



space for a dining table and chairs and features LVT flooring, a vertical radiator, and ceiling inset spotlights. A double-glazed window overlooks the rear garden with open field views, and a double-glazed sliding patio door leads directly out to the garden.

Utility Room: 9'2" x 8'6" (2.8m x 2.6m) The utility room is fitted with eye and base units with drawers, quartz effect laminate worktop and matching upstands, and a composite one-and-a-half bowl sink with drainer. Additional features include an integrated slimline Beko dishwasher, space for a fridge freezer, and space for a washing machine with further appliance space above. The room also benefits from a heated towel rail, LVT flooring, ceiling inset spotlights, and an oak stable door opening to the rear garden, with a doorway leading through to:

Snug/Study: 7'2" x 8'6" (2.18m x 2.6m) Double-glazed window to the front aspect, a radiator, and ceiling inset spotlights.

Galleried Landing: The split-level landing has a double-glazed window to the front

aspect, a radiator, ceiling inset spotlights, built-in cupboard, and doors to the bedrooms, bathroom and playroom.

Master Bedroom: 16'2" x 10'7" (4.93m x 3.23m) The master bedroom was formerly two separate rooms and has been opened up to create an impressive master suite. This dual-aspect room features a double-glazed window to the side and a further double-glazed window overlooking the rear garden with uninterrupted field views. Additional features include a radiator and floor-to-ceiling fitted wardrobes with automatic lighting, hanging rail and shelving. An oak sliding door leads to:

En-Suite Shower Room: The luxurious refitted en-suite features a three-piece suite comprising a double-width walk-in shower enclosure with rainfall showerhead and body shower, low-level WC and a sink set on a wooden vanity unit with storage beneath. Other features include a heated towel rail, ceiling inset spotlights, two wall-mounted wall lights, extractor fan, and tiled flooring with electric underfloor heating.

aspect, a radiator, ceiling inset spotlights, built-in cupboard, and doors to the bedrooms, bathroom and playroom.



Bedroom Two: 13'11" x 8'6" (4.24m x 2.6m) Dual-aspect with double-glazed windows to the front and side, a radiator, and built-in wardrobes.

Bedroom Three: 9' x 8'6" (2.74m x 2.6m) Double-glazed window to the side aspect and a radiator.

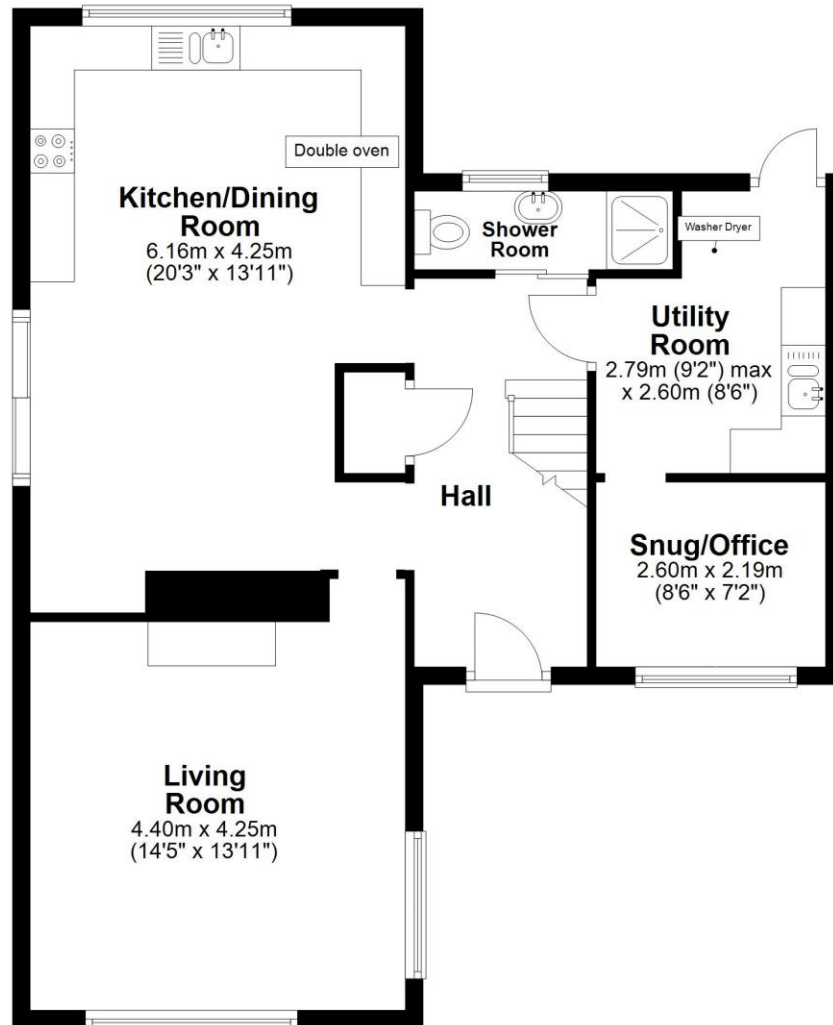
Family Bathroom: A refitted three-piece suite comprising a bath with shower over and shower screen, low-level WC and a sink set on a wooden vanity unit with storage beneath. The bathroom also features a towel radiator, two wall-mounted wall lights, ceiling inset spotlights, extractor fan, tiled flooring with electric underfloor heating, tiled walls, and a double-glazed opaque window to the rear aspect.

Playroom: 10'2" x 7'9" (3.1m x 2.36m) The playroom is located in the eaves and has two wall lights and slight height restriction. Beyond the playroom is a large eaves storage area which houses the pressurised hot water system and has a double-glazed window to the rear aspect.

Outside – Rear: The fantastic rear garden is a particular selling feature, extensively laid to lawn with a substantial patio seating area leading out from the kitchen and is fully enclosed by fencing and mature hedgerow. The space includes a couple of mature trees, a variety of fruit beds, an abundance of flowers, a shingle area interspersed with shrubs, and a greenhouse. There are four outbuildings providing an exceptional amount of storage (some of which have power and light connected), along with a recently constructed timber frame entertainment space set on a concrete base, together with a covered hardstanding area. There is dual gated side access leading round to the front of the property. A covered area is conveniently located outside the rear stable door, currently used for BBQ storage and fitted with washing lines, providing a practical, sheltered space for drying laundry even in changeable weather.

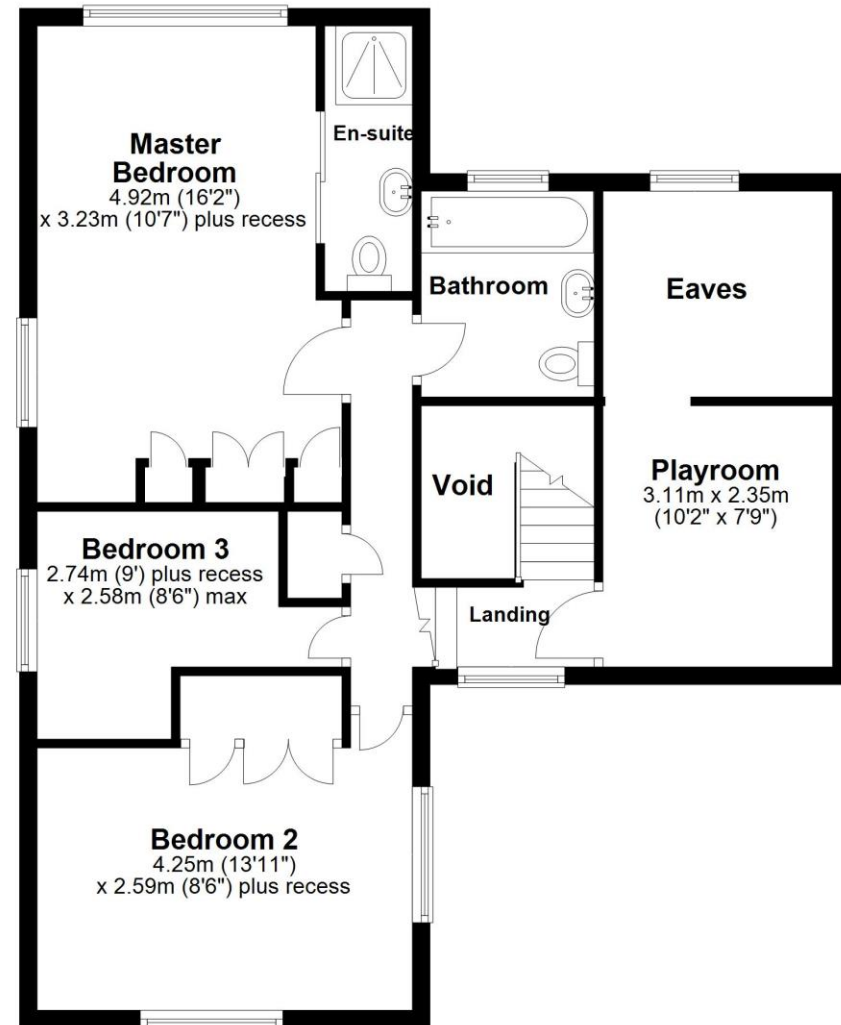
Ground Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



First Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 147.8 sq. metres (1591.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

3 Bedrooms, 3 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: E



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