



Palmer & Partners



Saxonfields, Snape, Suffolk, IP17 1QA
Asking Price £550,000

Palmer & Partners

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- Short Walk from Snape Maltings
- No Onward Chain
- Substantial Detached Family Home
- Four Bedrooms, Master with Balcony
- Two Reception Rooms
- 25ft Kitchen/Dining/Family Room
- Bathroom & En-Suite Shower Room
- Utility Room & Boot Room
- Off-Road Parking for Two Vehicles
- Ample Storage Throughout
- Secluded Wraparound Plot
- Oil-Fired Central Heating & Double-Glazing



A rare opportunity to acquire a substantial four-bedroom detached family home, positioned at the end of a cul-de-sac in the sought-after village of Snape, just a short walk from the renowned Snape Maltings, local pubs, and amenities. This Hopkins-built property has been thoughtfully extended and enhanced by the current owners, creating generous living accommodation with excellent storage throughout, and is offered for sale with no onward chain. Occupying a secluded wraparound plot, the home further benefits from a balcony off the master bedroom, driveway parking for two vehicles, oil-fired central heating, and double-glazing.

The accommodation on the ground floor comprises an inviting entrance hall, cloakroom, dual aspect study, cosy sitting room with working open fire within an

Inglenook fireplace, a 25ft open plan kitchen/dining/family room which forms the hub of the home, boot room, and utility room. On the first floor is the master bedroom with sizeable balcony, guest bedroom with en-suite shower room, two further bedrooms, and the family bathroom.

Snape is a 'must-visit' destination for anyone who wants to sample the beauty and atmosphere the Suffolk coastal countryside has become famous for. The renowned Snape Maltings is home to an array of art galleries, restaurants, cafés, shops and stunning holiday cottages inside an intricate network of beautiful brick buildings. Snape Maltings also offers beautiful river walks and river tours with the River Alde at the Maltings being a haven for birdlife with its expansive estuary. The nearest train station is Saxmundham with

services to Ipswich and onward connections to Lowestoft, Norwich, Cambridge and London Liverpool Street.

Outside – Front: The substantial garden is beautifully stocked with an abundance of flowers, shrubs, and mature trees, including fruit trees. A patio area provides an ideal space for outdoor seating, while the driveway offers off-road parking for two vehicles. The garden is fully enclosed by panel fencing with gated pedestrian access and a block-paved pathway leading to the wooden front door. A further gate to the side gives access to the rear garden.

Entrance Hall: An inviting hallway with a double-glazed window to the side aspect, built-in cupboard, radiator, coconut matting, and staircase rising to the first floor. Doors provide access to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin with tiled splashback, along with a radiator, tiled floor, and opaque double-glazed window to the front aspect.

Study: 9'11" x 9'7" (3.02m x 2.92m) A dual aspect room with double-glazed windows to the front and side, a radiator, understairs cupboard, and coved ceiling. A door provides access to the kitchen/dining/family room.

Sitting Room: 19'3" x 14'3" (5.87m x 4.34m) The cosy sitting room has a double-glazed window to the front aspect, two radiators, bespoke built-in book shelving, coved ceiling with inset spotlights, and a large Inglenook fireplace with working open fire and bressummer beam being the main focal point. A squared opening leads to:

Kitchen/Dining/Family Room: 25'2" x 23'3" (7.67m x 7.09m) This fantastic room forms the hub of the home and is fitted with an



extensive range of base units and drawers with an overhead display cabinet, roll edge work surfaces, double butler sink, and tiled splashbacks. Integrated appliances include a fridge and freezer with space for a range-style cooker with built-in extractor hood above. Other features include a heated towel rail and two radiators, tiled floor, and ceiling inset spotlights. This room is triple aspect with double-glazed windows to the rear and side, double-glazed French doors opening onto the rear terrace, with a glazed door leading to:

Rear Lobby/Boot Room: 8'5" x 5'10" (2.57m x 1.78m) There is a partially vaulted ceiling, tiled floor, and bespoke low-level storage with custom seating, coat hooks and shelving above. A UPVC double-glazed door opens out to the side and is flanked by two full-length glass panels, with a further door leading to:

Utility Room: 17' x 8' (5.18m x 2.44m) The utility room has a range of base units and drawers under a roll edge work surface with wall mounted units above, space and plumbing for a washing machine, floor-mounted oil-fired boiler, double-glazed window to the side aspect, and double-glazed door opening out to the side.

First Floor Landing: Coved ceiling and doors providing access to the bedrooms and bathroom.

Master Bedroom: 14'8" x 13'7" (4.47m x 4.14m) Double-glazed window to the rear aspect and a double-glazed door opening onto a sizeable balcony (measuring 14'6 x 10'8) which is paved with iron railings. There is ample storage in this bedroom with four single built-in cupboards, a further cupboard with shelving, and an airing cupboard housing the hot water cylinder. The room also has a radiator and ceiling inset spotlights.

Bedroom Two: 10'7" x 9'7" (3.23m x 2.92m) Double-glazed window to the front aspect, a radiator, coved ceiling, built-in double wardrobe, and a door into the en-suite. There is access to the sizeable loft via a pull-down ladder where there is ample room for storage and potential for future extension (subject to the relevant permissions).

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and vanity unit with hand wash basin and ample storage beneath. The en-suite also has a radiator, tiled splashbacks, tiled floor, and an opaque double-glazed window to the front aspect.

Bedroom Three: 11'7" x 7'11" (3.53m x 2.41m) Double-glazed window to the front aspect, a radiator, and built-in single wardrobe with hanging rail and shelving.

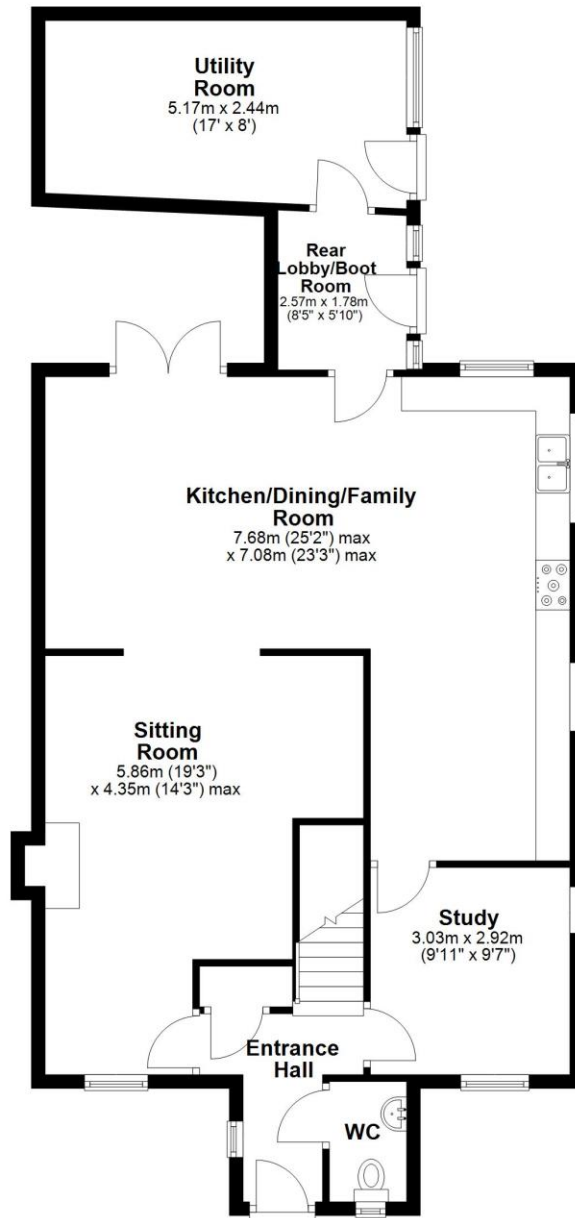
Bedroom Four: 7'11" x 7'6" (2.41m x 2.29m) Double-glazed window to the rear aspect, a radiator, and coved ceiling.

Family Bathroom: A three-piece suite comprising a bath with telephone-style shower attachment and tiled surround, low-level WC and pedestal hand wash basin. The bathroom also has a heated towel rail, tiled walls and floor, an extractor fan, and an opaque double-glazed window to the side aspect.

Outside – Rear: The lovely courtyard garden is designed for low-maintenance living, being fully paved and complemented by well-stocked flowerbeds and shrubs. An outside tap and light provide practical convenience, while panel fencing and established trees enclose the space, offering an exceptional degree of privacy.

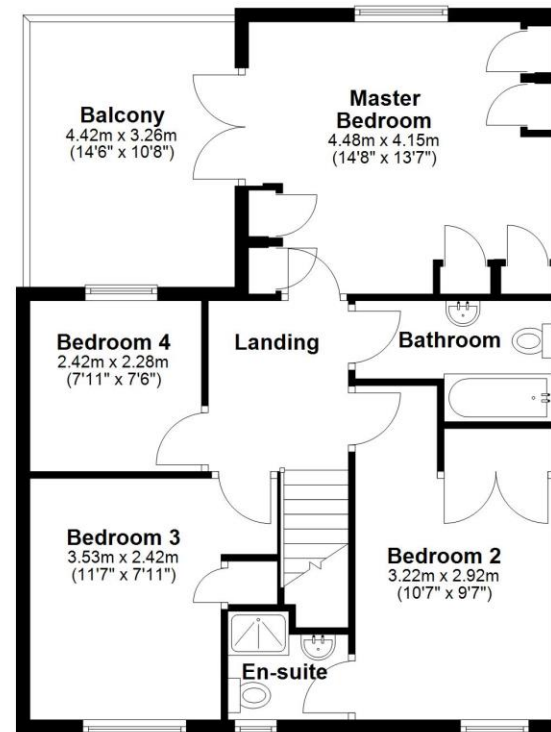
Ground Floor

Approx. 100.9 sq. metres (1085.7 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.6 sq. feet)
(excluding Balcony)



Total area: approx. 163.0 sq. metres (1754.3 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

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: D



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