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Montagu Drive, Saxmundham,  
Suffolk, IP17 1FL  
Guide Price £450,000 to £460,000

Palmer & Partners

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- Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Cloakroom/Utility
- Detached Double Garage
- Ample Off-Road Parking
- South-Facing Rear Garden



This is a great opportunity to purchase a beautifully presented and much improved four-bedroom detached family home in the sought-after town of Saxmundham. Tucked away at the end of a lovely residential cul-de-sac, this property benefits from a detached double garage, double block-paved driveway providing off-road parking, south-facing rear garden, double-glazing, and gas central heating.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, snug/study, cloakroom/utility,

contemporary kitchen with integrated appliances, dining room, sitting room, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, 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 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 flowerbeds and shrubs and a path leading to the double-glazed front door with decorative trellis and a canopy porch over. There is a gate to the side leading to the rear garden and access to the garage which has a large block-paved driveway in front providing ample off-road parking.

**Detached Double Garage:** Two manual up and over doors, power and light connected, and a pedestrian door opening out to the front garden.

**Entrance Hall:** 15'9" x 6'7" (4.8m x 2m) The spacious hallway has a radiator, ceramic tiled floor, staircase rising to the first floor with understairs cupboard, and doors providing access to the snug/study, cloakroom/utility, kitchen and living room.

**Snug/Study:** 10' x 8'9" (3.05m x 2.67m) Double-glazed window to the front aspect and a radiator.

**Cloakroom/Utility:** 8'9" x 5'5" (2.67m x 1.65m) Fitted with J-Pull cupboards with roll edge work surface over and matching upstand incorporating a sink. There is an integrated washing machine, space for a tumble dryer, a radiator, ceramic tiled floor, an extractor fan, and a low-level WC.



**Kitchen:** 15'8" x 10'11" (4.78m x 3.33m) Fitted with an extensive range of contemporary J-Pull eye and base units with drawers, roll edge work surfaces with matching upstands, stainless-steel one-and-a-half bowl sink and drainer, and metro tile splashbacks. All the appliances are integrated and include a fridge freezer, dishwasher, AEG double oven and four-ring gas hob with stainless-steel splashback and extractor hood over. There is a radiator, decorative tiled floor, double-glazed window to the front aspect, and double doors leading through to:

**Dining Room:** 12'10" x 10'8" (3.9m x 3.25m) Double-glazed French doors opening onto the rear patio flanked

by glass panels, a radiator, engineered oak floor, and door leading to:

**Sitting Room:** 15'8" x 12'10" (4.78m x 3.9m) Double-glazed French doors opening onto the rear garden flanked by glass panels, a radiator, and engineered oak floor.

**First Floor Landing:** Cupboard housing the hot water system, a radiator, access to the loft, and doors providing access to the bedrooms and bathroom.

**Master Bedroom:** 16'2" x 15'9" (4.93m x 4.8m) Two double-glazed windows to the front aspect, a radiator, built-in double wardrobe with mirrored sliding doors, and a door leading to:

**En-Suite Shower Room:** A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, tiled floor, and an extractor fan.

**Bedroom Two:** 13'1" x 10'8" (4m x 3.25m) Double-glazed window to the front aspect, a radiator, and built-in double wardrobe with mirrored sliding doors.

**Bedroom Three:** 13'6" x 10'11" (4.11m x 3.33m) Double-glazed window to the rear aspect, a radiator, and a built-in double wardrobe with mirrored sliding doors.

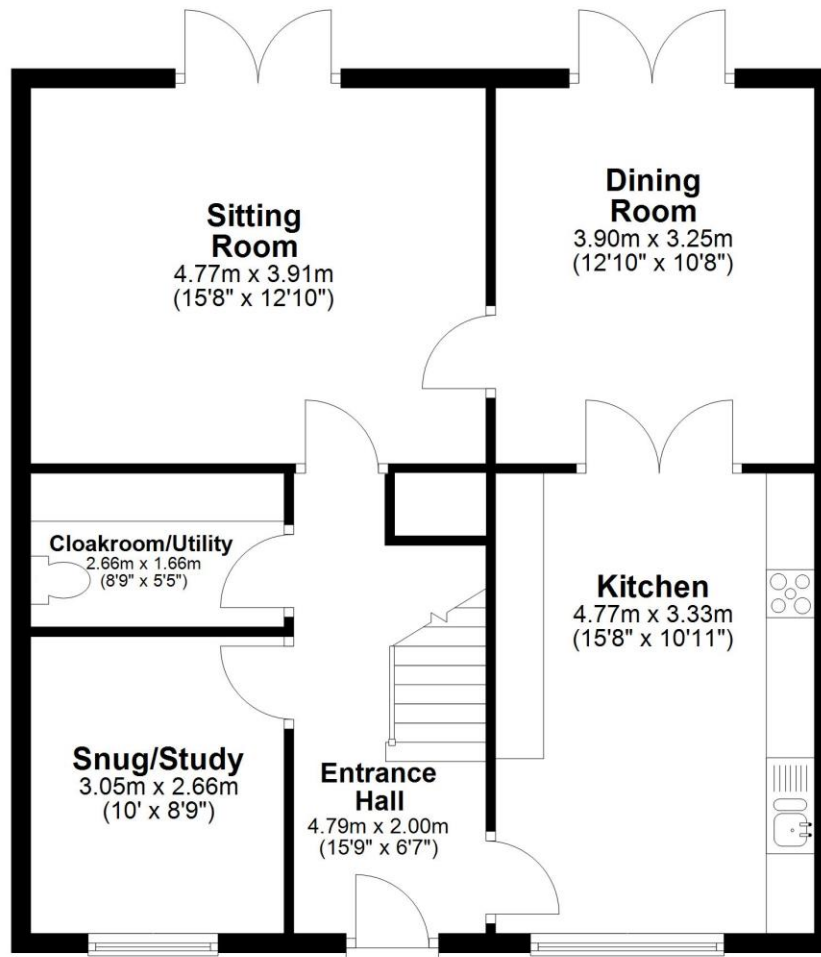
**Bedroom Four:** 12'6" x 8'4" (3.8m x 2.54m) Double-glazed window to the rear aspect and a radiator.

**Family Bathroom:** A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, tiled floor, an extractor fan, and an opaque double-glazed window to the rear aspect.

**Outside – Rear:** The south-facing garden is a particular selling feature and has been cleverly landscaped by the current owners. The garden is predominantly laid to lawn with an extensive patio, outside tap, well-stocked flowerbeds, a door to the garage, and the garden is fully enclosed by panel fencing.

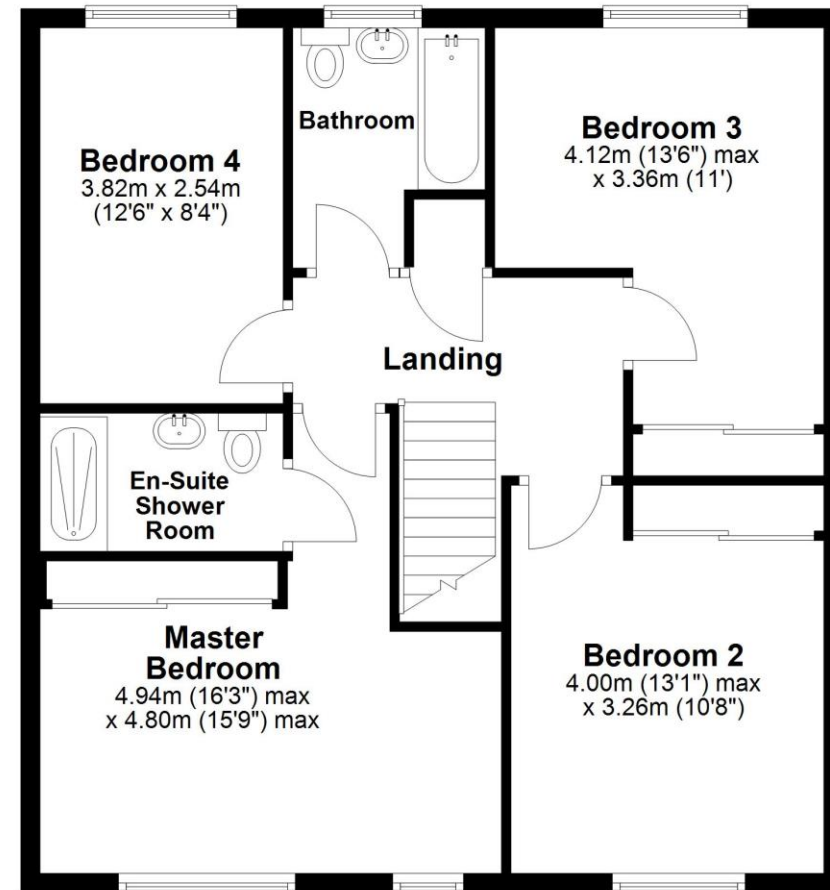
## Ground Floor

Approx. 71.8 sq. metres (772.3 sq. feet)



## First Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



Total area: approx. 142.8 sq. metres (1537.3 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, 3 Reception,

EPC Rating: To be confirmed

Council Tax Band: E



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