



Palmer & Partners



Beech Road, Saxmundham, Suffolk,
IP17 1FP

Guide Price £475,000 to £485,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Exceptional Four-Bedroom Detached Home
- Chain Free, Elevated Corner Plot, Great Views
- Large Landscaped Private Rear Garden
- Stunning Interior with Multiple Upgrades
- Two Reception Rooms
- Parking for Three Cars on a Driveway Plus Garage
- Few Minutes' Walk from Waitrose & Town Centre
- Remainder of NHBC Warranty

This exceptional four-bedroom detached family home, positioned on a generous corner plot in Saxmundham, is being offered chain free and comes with cleverly landscaped front and rear gardens, a shingle driveway providing off-road parking for three cars and a detached garage. Local artists have painted the property because of its impressive kerb appeal. The property further benefits from multiple upgrades throughout and high specification fixture and fittings. An exquisite, detached Georgian-style home – viewing is a must!

As agents, we recommend the earliest possible internal viewing to fully appreciate the exceptional quality of the accommodation and all the upgrades included. On the ground floor is an inviting entrance hall, cloakroom, dual aspect sitting room, second generous reception room, and stunning bespoke custom-made kitchen/breakfast room and utility room. On the first floor is the master suite with generous double bedroom and stylish en-

suite shower room, three further bedrooms, and the 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.

Entrance Hall: 10'3" x 9'11" (3.12m x 3.02m) The inviting hallway features a central staircase rising to the first floor, built-in cupboard with hanging rail and shelving, engineered wood floor, a radiator, and coved ceiling with a ceiling rose. From the hallway, there is access to:

Cloakroom: A two-piece suite comprising a low-level WC and bespoke vanity unit with storage and mounted sink with decorative Fired Earth tiled splashback. The cloakroom



has a radiator, extractor fan, coved ceiling, and double-glazed sash window to the front aspect with bespoke custom-made window shutters.

Sitting Room: 14'11" x 12'8" (4.55m x 3.86m) A dual aspect reception room with double-glazed window to the side with bespoke custom-made window shutters and double-glazed French doors opening out to the rear garden. The sitting room has engineered wood floor, a freestanding ethanol wood burner-style fire (available by separate negotiation) set within a feature fireplace, and a coved ceiling with a ceiling rose.

Second Reception: 9'11" x 8'10" (3.02m x 2.7m) This reception room has a double-glazed sash window to the front aspect with bespoke custom-made window shutters offering views of the water tower and church, engineered wood floor, coved ceiling, and a picture rail.

Kitchen/Breakfast Room: 12'9" x 12'4" (3.89m x 3.76m) A stunning refitted kitchen with bespoke custom-made solid wood, hand painted base units and oak work surfaces

incorporating a butler sink with deVOL hot & cold taps and hardware, and metro tile splashbacks. Bespoke built-in shelving and bookcases provides further storage together with a custom-made understairs pantry cupboard which is shelved and has power connected. Appliances that are available under separate negotiation are the Smeg dishwasher, Smeg fridge freezer and electric ESSE Range Aga-style cooker which has a feature copper splashback and three spotlights above. Within the kitchen is a freestanding central island, which will be remaining, with quartz work surface and bespoke drawers beneath, a radiator, upgraded power sockets with USB charging points, tiled floor, and a coved ceiling with two ceiling roses. A double-glazed window provides glorious views across the landscaped rear garden whilst a door provides access to:

Utility Room: 8'8" x 5'7" (2.64m x 1.7m) The utility room has been refitted with bespoke custom-made hand painted eye and base units, oak work surfaces incorporating a butler sink with deVOL hot & cold taps and



Palmer & Partners

hardware, and metro tile splashbacks. The washing machine is available by separate negotiation with space for a further undercounter appliance, there is a radiator, wall-mounted consumer unit and Vaillant boiler, ceramic tiled floor, coved ceiling, and upgraded power sockets with USB charging points. A double-glazed door opens onto the driveway.

First Floor Landing: Cupboard housing the pressurised hot water cylinder, a radiator, coved ceiling with a ceiling rose, access to the loft, and doors leading to the bedrooms and bathroom.

Master Bedroom: 14'1" x 10'4" (4.3m x 3.15m) The principal bedroom has two double-glazed sash windows to the front aspect with bespoke custom-made window shutters offering glorious views across Saxmundham, the water tower and church. There is a radiator, half-height wood effect panelling, coved ceiling with a ceiling rose, built-in double wardrobe with hanging rail and shelving, and a further deep over-stairs cupboard with shelving. A door provides access to:

En-Suite Shower Room: A stylish three-piece suite comprising a fully tiled shower enclosure with rainfall showerhead and separate body shower, a low-level WC and pedestal hand wash basin. The en-suite also has a radiator, an extractor fan, and an opaque double-glazed window to the side aspect.

Bedroom Two: 10'9" x 8'11" (3.28m x 2.72m) Double-glazed sash window to the front aspect with bespoke custom-made window shutters offering glorious views across Saxmundham, the water tower and church, with a radiator, coved ceiling, half-height wood effect panelling and built-in double wardrobe with hanging rail.

Bedroom Three: 9'9" x 9'4" (2.97m x 2.84m) Double-glazed window offering stunning views across the rear garden and paddocks beyond, with a radiator, coved ceiling, and built-in double wardrobe with hanging rail and shelving.

Bedroom Four: 9'11" x 8'1" (3.02m x 2.46m) Double-glazed window offering stunning views across the rear garden and paddocks beyond with a radiator, coved ceiling, and



Palmer & Partners

built-in double wardrobe with hanging rail and shelving.

Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and bespoke vanity unit with storage and mounted sink with decorative, Laura Ashley tiled splashback, and wall storage cupboards. The bathroom also has a radiator, half-height tiled walls, and an opaque double-glazed window to the rear aspect.

Outside: The frontage is laid to shingle with beautifully stocked flowerbeds, shrubs and sculpted topiary creating an impressive garden setting, enclosed by low-level hedging. Steps with a handrail lead to the front door. There is a gate to the rear garden. A shingle driveway runs alongside the property, providing off-road parking for three vehicles in front of the detached garage, while a gate offers access to the rear garden.

Outside: The rear garden is a particular feature of the property, having been thoughtfully landscaped by the current owners to create a colourful and tranquil

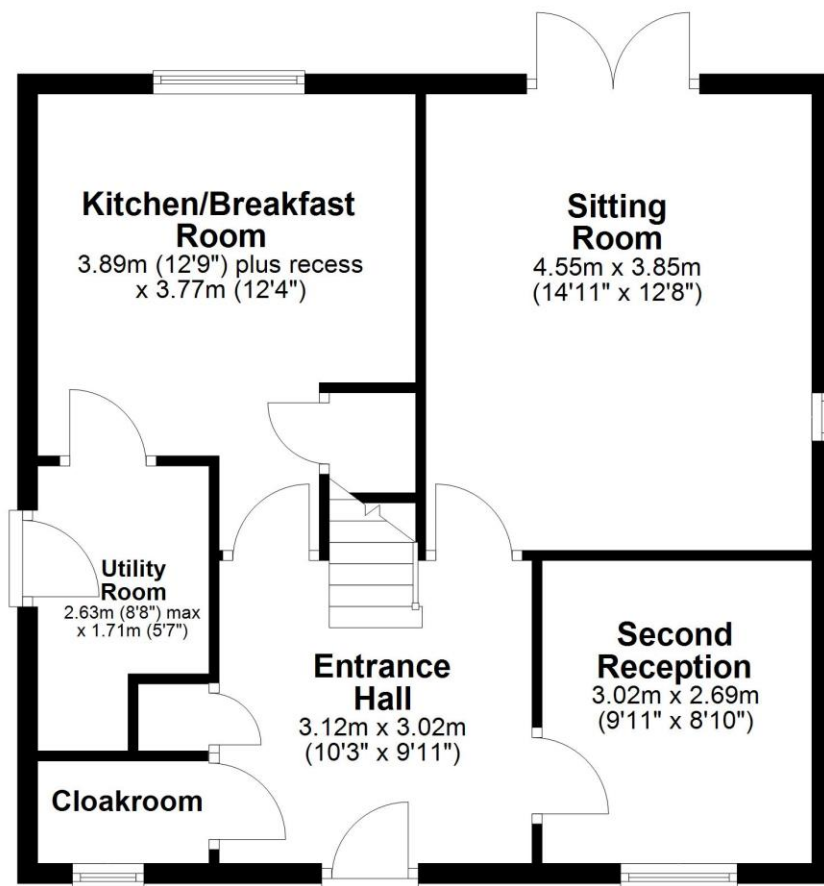
haven. Laid mainly to shingle and interspersed with well-stocked flowerbeds, the garden also benefits from two arbours, a fishpond, outside tap, access to the garage, and a greenhouse available by separate negotiation. An orchard area with five apple trees provides home-grown fruit. Towards the rear, steps rise to an elevated seating area enjoying attractive views back across the garden, and to the church and water tower. The garden is secluded and fully enclosed by panel fencing and backs onto paddocks.

Detached Garage: The garage has an attractive wall of roses climbing up the outside wall, an up and over door to the front providing vehicular access, a pedestrian door opening out to the rear garden, and there is power and light connected.

Agent's Note: The property is being sold partially furnished and has been upgraded to an exceptionally high standard by the current owners who are willing to negotiate on all items remaining in the property.

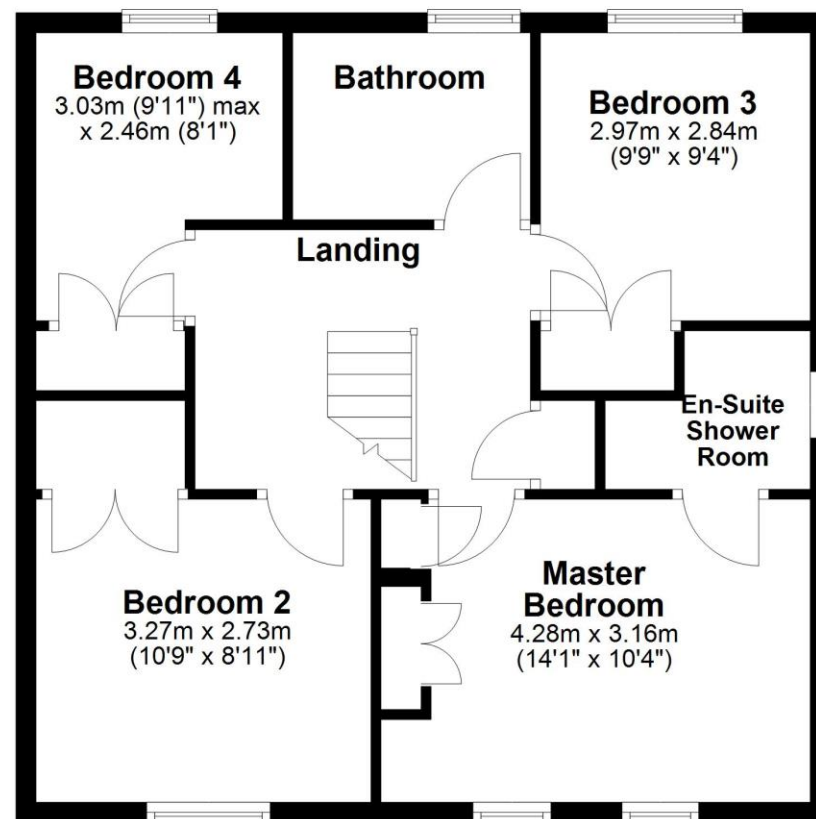
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.9 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.



Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: B

Council Tax Band: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com