



Palmer & Partners



Montagu Drive, Saxmundham,
Suffolk, IP17 1FL
Guide Price £425,000 to £435,000

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- Substantial Detached House
- Four Good Size Bedrooms
- Two Dual Aspect Reception Rooms
- 22ft Integrated Kitchen/Breakfast room
- Bathroom & En-Suite Shower Room
- Detached Garage & Off-Road Parking
- EV Charging Point



Nicely positioned down a quiet residential cul-de-sac on a popular modern development in Saxmundham and offering easy access to the A12 and town centre lies this beautifully presented four-bedroom detached house. The substantial family home has been very well maintained and comes with a detached garage, block-paved driveway providing off-road parking, an EV charging point, and a fully enclosed rear garden. Most of the rooms are dual aspect creating a lovely light and airy feel throughout.

A summary of the accommodation: entrance hall, ground floor cloakroom, spacious dual aspect

sitting room, further dual aspect reception room, 22ft contemporary kitchen / breakfast room with integrated appliances, first floor landing, 19ft master bedroom with dressing area and en-suite shower room, three further good size 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: Double-glazed windows to the front and rear aspects, radiator, stairs to the first floor, understairs cupboard, and additional full-length understairs cupboard.

Cloakroom: A two-piece suite comprising low-level WC and pedestal hand wash basin with tiled splashback; and a double-glazed opaque window to the side aspect.

Sitting Room: 14'11" x 14'9" (4.55m x 4.5m) A spacious dual aspect reception room with two double-glazed windows to the front and

double-glazed French doors opening out to the rear garden, and two radiators.

Second Reception: 11'3" x 10' (3.43m x 3.05m) The second reception room is also dual aspect with double-glazed windows to the front and side, and a radiator.

Kitchen / Breakfast Room: 22'4" x 11'3" (6.8m x 3.43m) The kitchen is fitted with an extensive range of modern eye and base level units, roll edge work surfaces and upstands, and one and a half bowl stainless steel sink and drainer. All the appliances are integrated and include a fridge, freezer, dishwasher, washing machine, double oven and four-ring Zanussi gas hob with stainless steel



splashback and extractor hood. There is a cupboard housing the boiler, radiator, tiled floor, and ample space for a table and chairs. The kitchen is dual aspect with double-glazed windows to both sides and a double-glazed door opening out to the rear garden.

First Floor Landing: Double-glazed window to the rear aspect, radiator, and cupboard housing the hot water tank.

Master Bedroom: 19'11" x 11'3" (6.07m x 3.43m) The dual aspect master has double-glazed windows to both sides, a radiator, dressing area which has three floor-to-ceiling fitted wardrobes with mirrored sliding

doors, hanging rail and shelving, and a door through to:

En-Suite Shower Room: A stylish three-piece suite comprising double-width shower enclosure with folding door, low-level WC and vanity hand wash basin with two drawers beneath and tiled splashback. The en-suite has a radiator, ceiling inset spotlight, extractor fan, and a double-glazed opaque window to the side aspect.

Bedroom Two: 14'11" x 8'1" (4.55m x 2.46m) Dual aspect with double-glazed windows to the front and rear, radiator, and built-in double wardrobe with hanging rail and shelving.



Bedroom Three: 10' x 9'5" (3.05m x 2.87m) Dual aspect with double-glazed windows to the front and side and a radiator.

Bedroom Four: 11'7" x 8'10" (3.53m x 2.7m) Double-glazed window to the front aspect, radiator, and built-in wardrobe with hanging rail and shelving.

Family Bathroom: A three-piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath. The bathroom has a radiator, tiled splashbacks, extractor fan, and a double-glazed opaque window to the side aspect.

Outside: The frontage is laid to lawn and enclosed by shrubs with a path

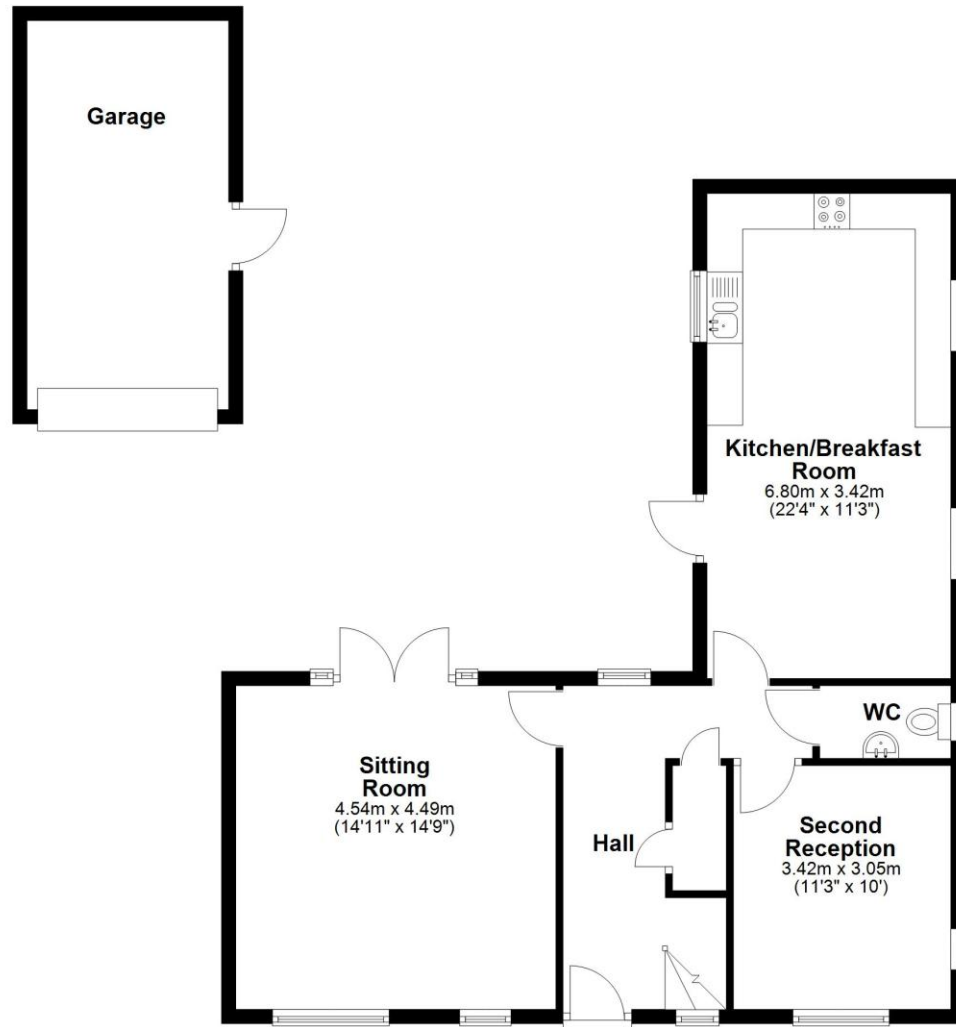
leading to the double-glazed front door which has a canopy porch over. To the side is a block-paved driveway providing off-road parking with an EV charging point and access to the detached garage. The rear garden is lovely and private with a large patio seating area, laid to lawn area, path leading to the door into the garage, and the garden is fully enclosed by panel fencing.

Detached Garage: Manual up and over door, pedestrian door opening out to the rear garden, and there is power and light connected.

Service Charge: There is a charge for the upkeep of communal areas in the development of £299.79 per annum.

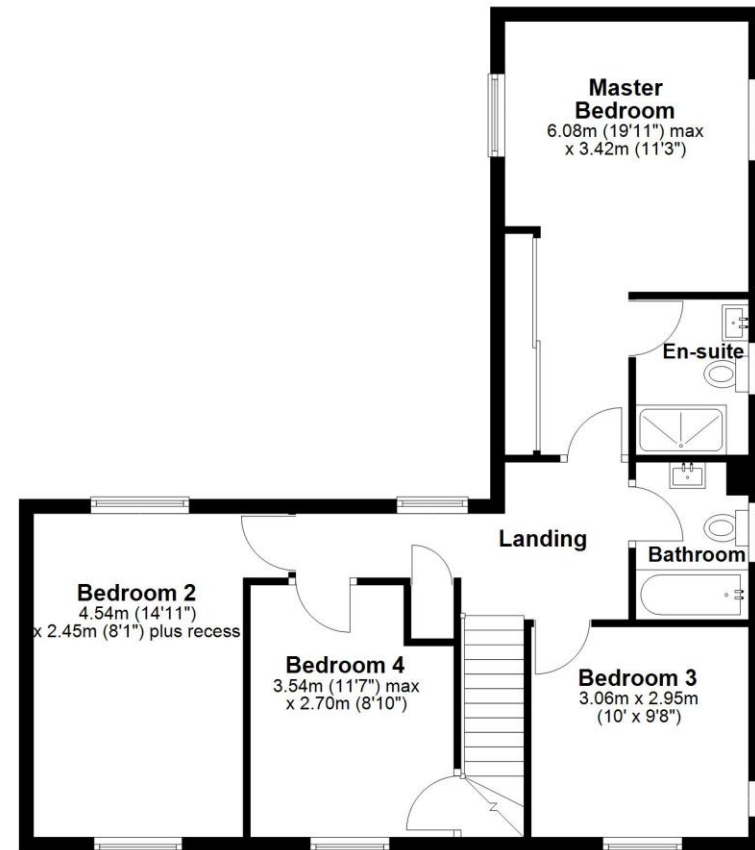
Ground Floor

Approx. 85.2 sq. metres (917.3 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 152.2 sq. metres (1638.0 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: To be confirmed

Council Tax Band: E



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

01473 211705

suffolk@palmerpartners.com

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