

Palmer & Partners

Beech Road, Saxmundham, Suffolk,
IP17 1FP
Guide Price £290,000 to £300,000

Palmer & Partners
The leading independent agents in Essex & Suffolk
palmerpartners.com

- Priors' Grange Development
- No Onward Chain
- Modern Terrace Townhouse
- Three Double Bedrooms
- Spacious Sitting Room
- Kitchen/Breakfast Room with Appliances to Remain
- First Floor Family Bathroom
- Two En-Suite Shower Rooms
- Ground Floor Cloakroom
- Single Garage & Off-Road Parking for Two Cars
- Low-Maintenance Rear Garden



This beautifully presented three-bedroom terrace house is located on the modern Priors' Grange development in Saxmundham built by Hopkins Homes. The spacious family home offers accommodation arranged over three floors, is being sold with no onward chain, and comes with a single garage, driveway providing off-road parking for two cars, a low-maintenance rear garden, and has a lovely outlook overlooking a greensward from the front. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of accommodation on offer. To the ground floor is an entrance hall, cloakroom, spacious sitting room, and a kitchen/breakfast room with appliances to remain. The first floor has a family bathroom, guest bedroom with en-suite shower room, and a further double bedroom. On the top floor is the master suite with a well-proportioned double bedroom and en-suite shower room.

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 shingle borders, post-and-chain rail fencing, and steps up to the front door. The front of the property looks out over a well-maintained greensward.
Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors leading to the cloakroom, sitting room and kitchen/breakfast room.
Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin with tiled splashback, along with a radiator and extractor fan.
Sitting Room: *16'4" x 10'9" (4.98m x 3.28m)* Double-glazed window to the front aspect overlooking a greensward, two radiators, coved ceiling, and double doors opening through to:
Kitchen/Breakfast Room: *17'6" x 8'2" (5.33m x 2.5m)* Fitted with a range of modern eye and base level units, square edge work surfaces, one-and-a-half bowl stainless-steel sink and drainer, and tiled splashbacks. Integrated appliances include a Hotpoint double oven and four-ring gas hob with extractor hood over, and the





Bosch washing machine, dishwasher and fridge freezer will all be remaining. There is a radiator, ceramic tiled flooring, space for a breakfast table and chairs, double-glazed window to the rear aspect, and double-glazed French doors opening out to the rear garden.

First Floor Landing: Airing cupboard, a radiator, staircase rising to the master suite, and doors leading to the bathroom and two of the bedrooms.

Family Bathroom: *8'2" x 6'6" (2.5m x 1.98m)* A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin. The bathroom has a radiator, half-height textured tiled walls, an extractor fan, and a double-glazed opaque window to the rear aspect.

Bedroom Two: *15'6" x 10'10" (4.72m x 3.3m)* Two double-glazed windows to the front aspect with views over the greensward, a radiator, built-in double wardrobe, and door leading to:

En-Suite Shower Room: *6'3" x 4'7" (1.9m x 1.4m)* A three-piece suite comprising a shower enclosure with folding door, low-level WC and hand wash basin. The en-suite has a radiator, tiled splashbacks, an extractor fan, shaver socket, and coved ceiling.

Bedroom Three: *11'11" x 11'1" (3.63m x 3.38m)* Double-glazed window overlooking the rear garden and a radiator.

Second Floor Landing: Door leading to:

Master Bedroom: *16'10" x 11'2" (5.13m x 3.4m)* Dormer window to the front aspect overlooking the greensward, a radiator, eaves storage, and a walk-in cupboard with hanging rail, shelving, light and further eaves storage. A door leads to:

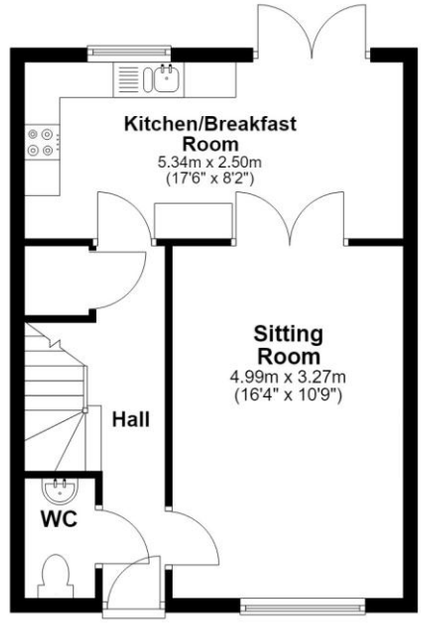
En-Suite Shower Room: *9'4" x 5'1" (2.84m x 1.55m)* A three-piece suite comprising a double-size shower enclosure, low-level WC and pedestal hand wash basin. The en-suite has a radiator, tiled splashbacks, an extractor fan, and shaver socket.

Outside – Rear: The low-maintenance garden is predominantly laid to lawn with a patio area, outside tap and light, and is fully enclosed by panel fencing. There is shared pedestrian access with the neighbouring property.

Parking: As you step out the front of the property there is a shingle driveway located next door to number 8 and that is where the driveway is providing off-road parking for two cars as well as the single garage. The garage has an over door.

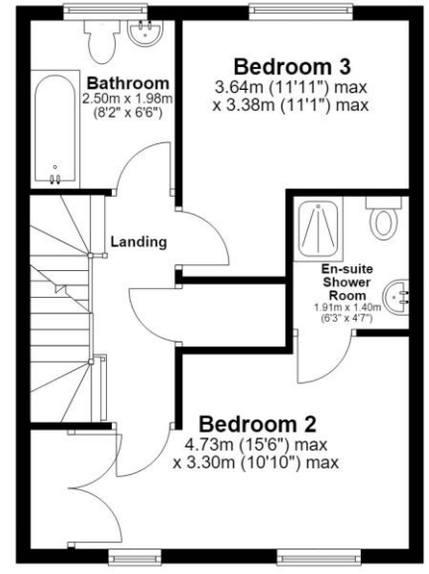
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



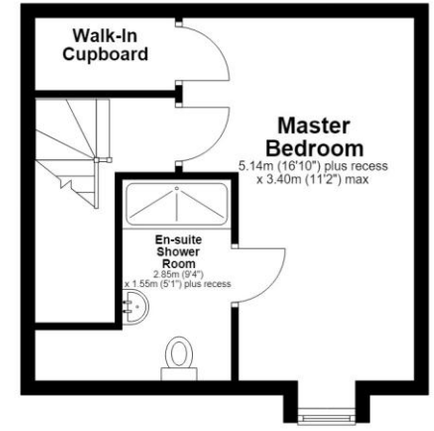
First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Second Floor

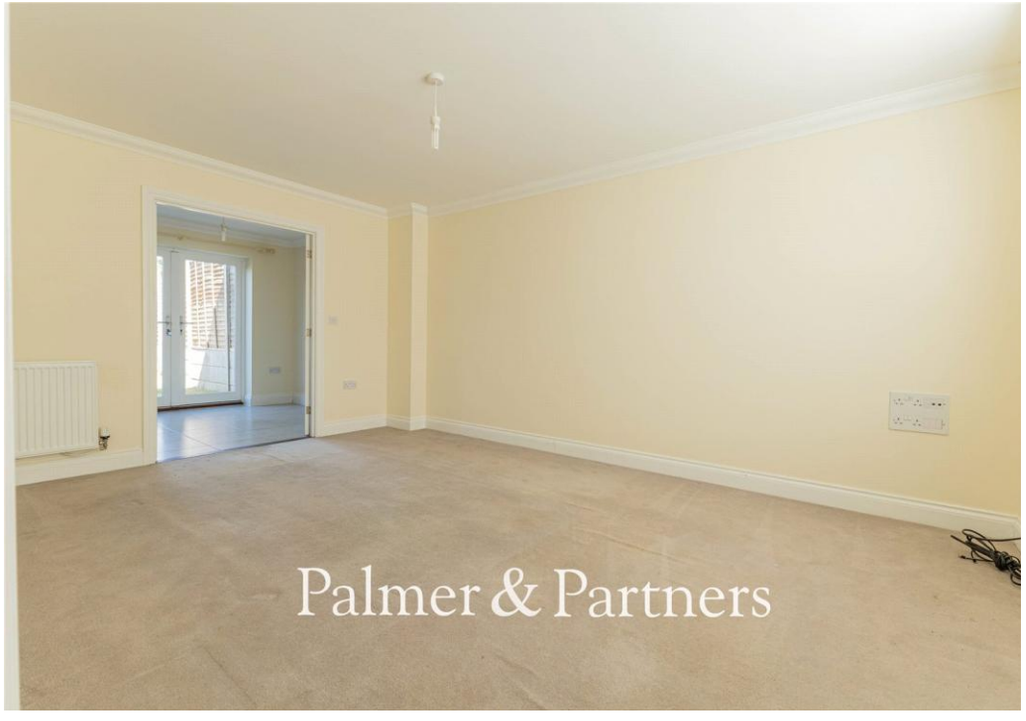
Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 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.


Palmer & Partners


Palmer & Partners


Palmer & Partners


Palmer & Partners

Attributes

3 Bedrooms, 3 Bathroom, 1 Reception,
EPC Rating: B
Council Tax Band: C





2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

Palmer & Partners
The leading independent agents in Essex & Suffolk
palmerpartners.com