

North Entrance, Saxmundham,
Suffolk, IP17 1AU
Asking Price £300,000

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- Rarely Available
- High Street Location
- Stunning Fully Refurbished Cottage
- Beautifully Landscaped Front & Rear Gardens
- New Karndean Flooring
- Replacement Double-Glazing
- Gas Central Heating via Replacement Boiler
- New Multi-Fuel Stove in Sitting/Dining Room
- Garden Home Office/Additional Living Space with Wood Burning Stove
- Can Be Purchased Fully Furnished



This stunning two-bedroom cottage is located in the heart of Saxmundham and has been renovated throughout to an exceptionally high standard with newly laid Karndean flooring, a new boiler, replacement double-glazing, and a new multi-fuel stove in the sitting/dining room. The front and rear gardens have been landscaped and a garden home office with wood burning stove has been added creating additional living space for any potential purchaser. The cottage can be purchased fully furnished. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a sitting/dining room with multi-fuel stove, kitchen, rear lobby/boot room, first floor landing, a stylish refitted shower room, and two bedrooms.

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 frontage is enclosed by low-retaining wall with gated pedestrian access into a low-maintenance front garden which is laid to pebbles with raised sleeper flowerbeds. There is an outside courtesy light and the replacement double-glazed front door opens directly into the sitting/dining room.
Sitting/Dining Room: *17'10" x 14'2" (5.44m x 4.32m)* Double-glazed window to the front aspect, Karndean flooring, two radiators, multi-fuel stove with exposed brick surround and built-in wood storage, and staircase rising to the first floor with understairs recess; the stairs are suitable for a stairlift installation. A door provides access to the kitchen.
Kitchen: *11'3" x 6' (3.43m x 1.83m)* Fitted with a range of matching eye and base level units and drawers, square edge work surfaces, stainless steel sink and drainer, space for a fridge freezer, washing machine and electric cooker, Karndean flooring, and double-glazed window to the rear aspect. A door provides access to the rear lobby/boot room.





Rear Lobby/Boot Room: *5'3" x 4'11" (1.6m x 1.5m)* Double-glazed window to the side aspect, double-glazed door opening out to the landscaped rear garden, Karndean flooring, appliance space, and built-in shelving.

First Floor Landing: Doors providing access to the bathroom and bedrooms.

Shower Room: A stylish refitted three-piece suite comprising a shower enclosure with Mira shower and a vanity unit with close-couple WC and hand wash basin with bespoke fitted storage. There is a large chrome heated towel rail, laminate flooring, ceiling inset spotlights, and a double-glazed window overlooking the rear garden.

Bedroom Two: *14'4" x 6'8" (4.37m x 2.03m)* Double-glazed window overlooking the rear garden and a radiator.

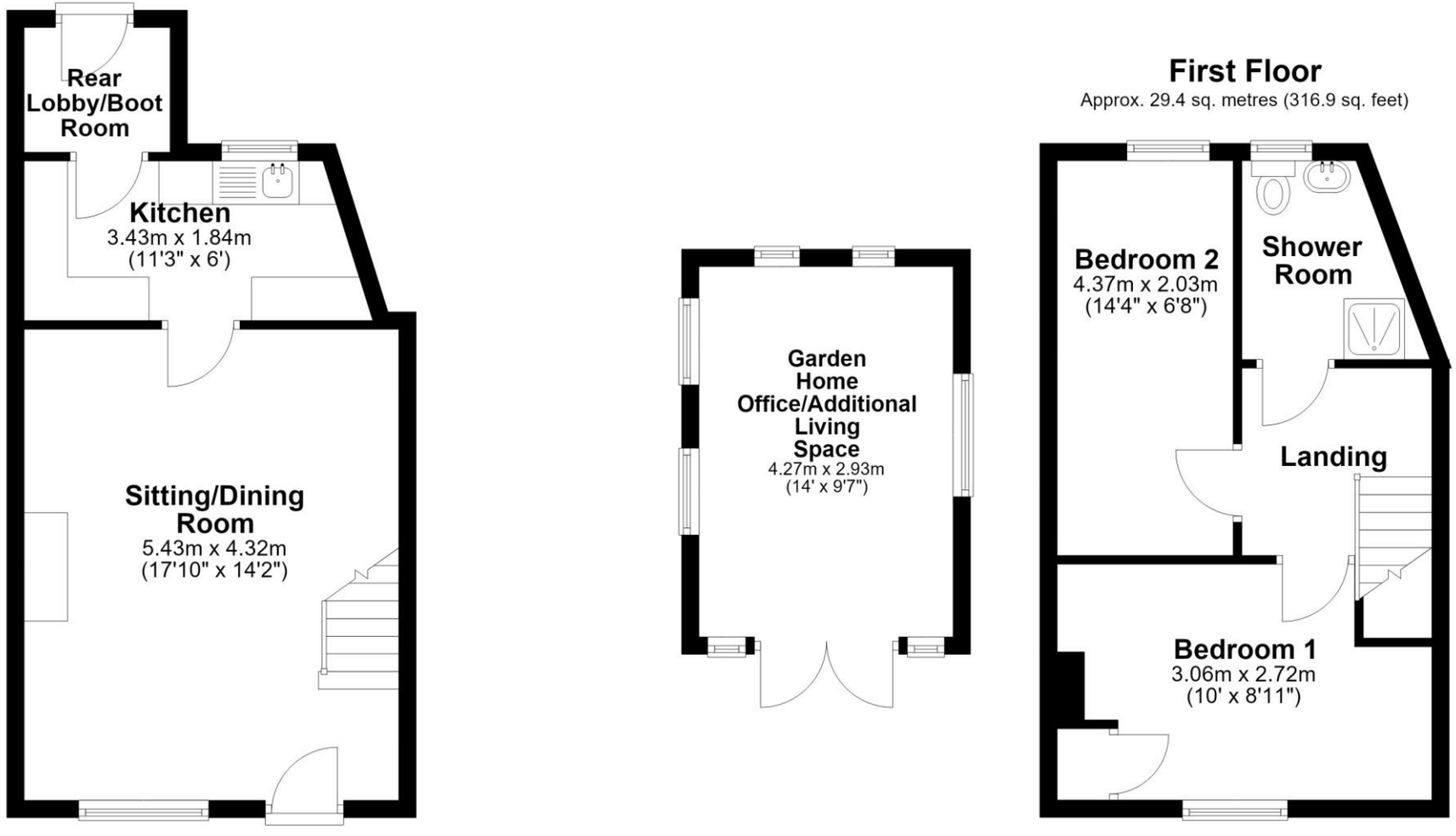
Bedroom One: *10' x 8'11" (3.05m x 2.72m)* Secondary-glazed window to the front aspect, a radiator, and bespoke storage to either side of the chimneybreast with two double cupboards and a single cupboard above. There is a built-in dressing area which is carpeted with a range of fitted units comprising eight drawers, three lots of hanging rails and additional shelving as well as a vanity area, all creating useful storage.

Outside – Rear: The landscaped rear garden has an Indian sandstone patio leading out from the rear lobby/boot room making this the perfect spot for alfresco dining with an outside tap and lighting. Two steps lead up to the formal garden which is laid to lawn and has a timber shed. To the rear of the garden is a garden home office, with a patio seating area outside, which would also create additional living space for any potential purchaser. The garden is enclosed to the lefthand boundary by panel fencing with decorative trellis and to the righthand side there is a stunning feature stone and flint wall.

Garden Home Office: *14' x 9'7" (4.27m x 2.92m)* The home office was added during lockdown by the current owner and has fully insulated walls, flooring and ceiling, a wood burning stove, double-glazed high-level windows to the rear and both sides, and double-glazed doors opening onto a patio.

Ground Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 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

2 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band:





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