

Keats Close, Saxmundham, Suffolk,
IP17 1WJ
Asking Price £450,000

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- Substantial Detached House
- Backing onto Woodland
- Six Bedrooms
- Three Reception Rooms
- Bathroom & En-Suite Shower Room
- Double Garage & Off-Road Parking
- Landscaped Rear Garden
- EV Charging Point
- Solar Panels Installed in 2022
- Double Glazing & Gas Central Heating
- Redecorated Throughout



Tucked away in a secluded position down a quiet cul-de-sac backing onto woodland and situated on the popular Brook Farm development in Saxmundham, lies this substantial six-bedroom detached house with accommodation over three floors. This beautifully presented family home benefits from a double garage with off-road parking in front, an EV charging point, wonderful landscaped rear garden with feature veranda, double-glazing, gas central heating, and solar panels. The current owners have redecorated throughout and had new flooring in the cloakroom and first floor bathroom. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. To the ground floor is the entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, and utility room. Off the galleried first floor landing is an impressive master suite with a good-sized double bedroom, dressing room and en-suite shower room, three further bedrooms, and the family bathroom. On the top floor are two additional well-proportioned double 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 a number of 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 flowers and shrubs, access to the double garage with off-road parking in front, outside lighting and power socket, EV charging point, gated side access leading to the rear garden, and a path to the front door.
Double Garage: Two electric rolltop doors, lighting, and additional power sockets.
Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to:
Cloakroom: A two-piece suite comprising a low-level WC and space-saving hand wash basin with tiled splashback, along with a heated towel rail, new flooring, and obscure double-glazed window to the rear aspect.
Sitting Room: *18' x 11'11" (5.49m x 3.63m)* Double-glazed bay window to the front aspect with bespoke window shutters, gas fire (has been capped), and two radiators.
Dining Room: *14'7" x 11'11" (4.45m x 3.63m)* Double-glazed sliding patio doors opening out to the rear garden, a radiator, laminate flooring, feature wall panelling, and coved ceiling.
Study: *8'4" x 6' (2.54m x 1.83m)* Double-glazed window to the front aspect, a radiator, and coved ceiling.
Kitchen/Breakfast Room: *14'9" x 13'2" (4.5m x 4.01m)* Fitted with a range of matching eye and base level units, roll edge work surfaces, one-and-a half bowl ceramic sink and drainer, metro tile splashbacks, integrated Hotpoint electric oven & grill and four ring gas hob with extractor hood over, space for a dishwasher and fridge freezer, tiled flooring, and double-glazed window to the rear aspect.





Utility Room: Base level unit with work surface incorporating a sink and drainer, tiled splashbacks, space and plumbing for a washing machine with space for an additional undercounter appliance, cupboard housing the Worcester boiler, a radiator, tiled flooring, extractor fan, and double-glazed door opening out to the rear garden.

Galleried Landing: Double-glazed window to the front aspect, cupboard housing the hot water cylinder, a radiator, staircase rising to the top floor accommodation, and doors providing access to the bedrooms and bathroom.

Master Bedroom: *13'8" x 11'8" (4.17m x 3.56m)* Double-glazed window overlooking the rear garden and woodland beyond, a radiator, coved ceiling, and archway through to:

Dressing Room: Built-in double wardrobe, a radiator, coved ceiling, and door through to:

En-Suite Shower Room: A three-piece suite comprising a shower cubicle with Aqualisa power shower, low-level WC and vanity hand wash basin with storage beneath. The en-suite also has a heated towel rail, tiled flooring, half-height tiled walls, an extractor fan, ceiling inset spotlights, and an obscure double-glazed window to the side aspect.

Bedroom Two: *11'8" x 10'8" (3.56m x 3.25m)* Double-glazed window to the front aspect, a radiator, and coved ceiling.

Bedroom Three: *10'5" x 10'2" (3.18m x 3.1m)* Double-glazed window overlooking the rear garden and woodland beyond, and a radiator.

Bedroom Four: *10'7" x 8'7" (3.23m x 2.62m)* Double-glazed window to the front 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 tiled splashbacks, a heated towel rail, new flooring, and an obscure double-glazed window to the rear aspect.

Second Floor Landing: Doors providing access to the remaining two bedrooms.

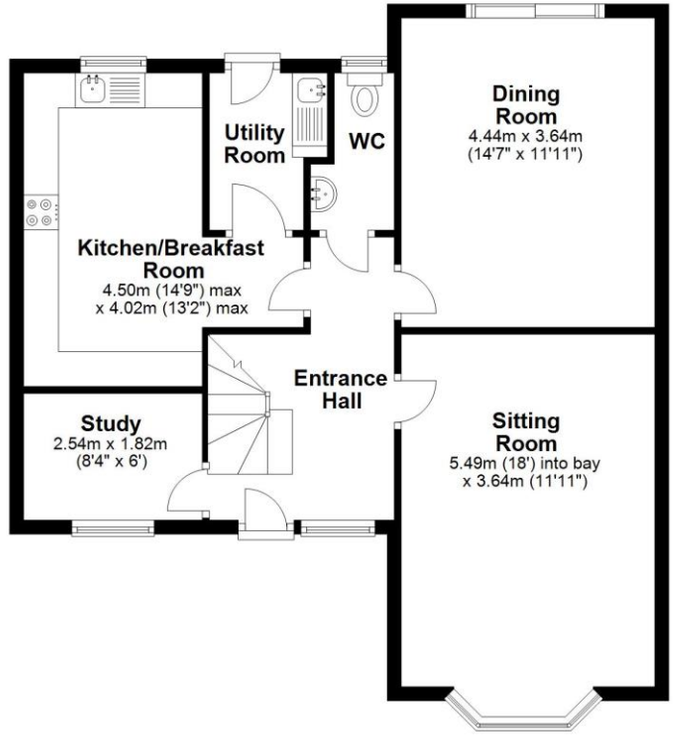
Bedroom Five: *15'5" x 13'8" (4.7m x 4.17m)* Two Velux windows, two loft access points, laminate flooring, and a radiator.

Bedroom Six: *13'8" x 13'1" (4.17m x 4m)* Two Velux windows, laminate flooring, and a radiator.

Outside – Rear: The beautifully landscaped rear garden, which backs onto woodland, is a particular selling feature of the property. Predominantly laid to lawn, it is complemented by well-stocked flowerbeds and shrub borders, together with a substantial patio area and attractive pond. A feature veranda extends across the full width of the rear of the property, providing a wonderful space for alfresco dining and entertaining, while two additional seating areas offer further places to relax and enjoy the surroundings. The garden also benefits from an outside tap, lighting and power socket, and is fully enclosed, with open mesh fencing along the rear boundary allowing uninterrupted views towards the adjoining woodland and its abundant wildlife.

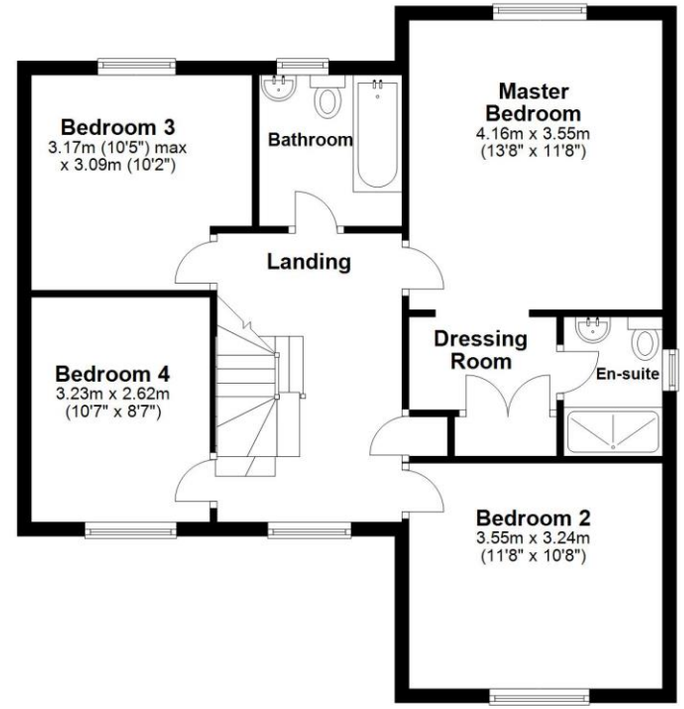
Ground Floor

Approx. 70.0 sq. metres (752.9 sq. feet)



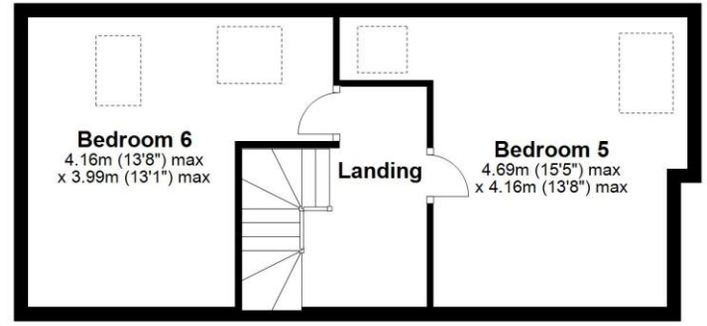
First Floor

Approx. 69.2 sq. metres (745.4 sq. feet)



Second Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 175.1 sq. metres (1885.2 sq. feet)

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Attributes

6 Bedrooms, 2 Bathroom, 3 Reception,
EPC Rating: B
Council Tax Band: E





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