

*A spacious and versatile three bedroom house located close to the heart of Saxmundham.*

Guide Price  
£375,000 Freehold  
Ref: P7426/C

25 North Entrance  
Saxmundham  
Suffolk  
IP17 1AS



Hallway, cloakroom, sitting room, living/dining room, kitchen, conservatory and hobby room.

Three first floor double bedrooms, en-suite shower room and bathroom.

Garden.

Parking and garage.

Contact Us



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## Location

25 North Entrance is situated in an excellent location adjacent to the doctors surgery and within walking distance of all Saxmundham has to offer. The town offers a good selection of local shops, supermarkets (including Waitrose and Tesco), public houses and restaurants. There is also a railway station with daily trains via Ipswich through to London's Liverpool Street.

Suffolk's Heritage Coast, with the popular resorts of Southwold, Walberswick, Dunwich, Aldeburgh and Thorpeness, is within about 5 miles. The historic market town of Framlingham lies about 7 miles to the west where there are schools in both the state and private sector, along with further shopping facilities. The county town of Ipswich, with direct rail links to Norwich to the north and London to the south, is approximately 21 miles to the south-west.

## Description

The property is an end of terrace house understood to have been built in the mid 1980s of block construction with brick elevations under a tiled roof. The property is presented to a high standard and the vendors have undertaken extensive works during their tenure. Of particular note is the new conservatory/garden room that opens up to a brick paved courtyard. The property benefits from UPVC double glazed windows throughout and a gas fired central heating system. A porch leads to a front door opening to the hallway. Here there are stairs leading to the first floor landing and an under stairs cupboard. Doors lead off to a cloakroom with WC, the kitchen and the sitting room. The dual aspect sitting room has plantation shutters and French doors opening to the garden. In addition, there is a fireplace. A large open doorway leads to the versatile living/dining room. Part of the room has a vaulted ceiling and there are windows and French doors opening up to the garden. There is a door to the kitchen and a further door leading into the hobby room. This could have a variety of uses such as a gym, home office or utility space. It has windows and double doors opening to the courtyard. The kitchen is fitted with high and low level wall units and there are wood block work surfaces and a double butler sink. In addition is an integrated fridge. A door opens to the modern conservatory which has anthracite aluminium bifold doors and a glazed roof. The first floor landing has doors to the bedrooms and bathroom as well as an airing cupboard which is home to the gas fired boiler and hot water cylinder. All three bedrooms are doubles. The principal has an en-suite shower room and the other two bedrooms have large wardrobes. In addition is a bathroom with roll top bath, WC and hand wash basin.

## Outside

To the front of the house is an area laid with shingle. The main garden lies to the south of the house and is predominantly laid to grass and enclosed by mature hedging and fencing. This measures approximately 55' x 25'. To the rear of the house, the east, is a block paved courtyard area which some may choose to use as additional parking. This is fully enclosed by fencing and has gates leading to the shared driveway/parking area. On the shared tarmac parking area, there is parking for one vehicle and in addition is a garage. This has an up and over door to the front and measures 17' 7 by 8'11. Power is connected.

























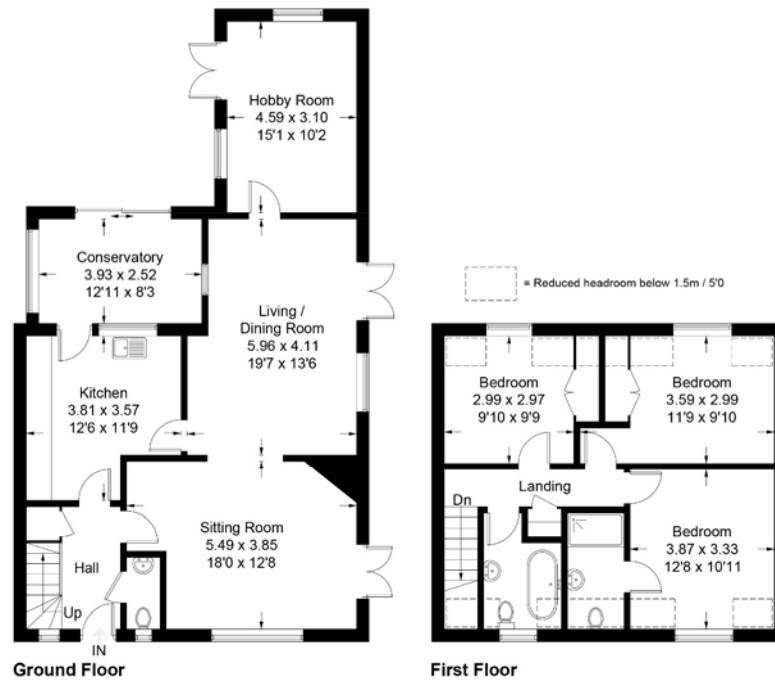






## 25 North Entrance, Saxmundham

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, electricity and gas. Gas fired central heating.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C (Copy available from the agents upon request)

**Council Tax** Band C; £1,947.75 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

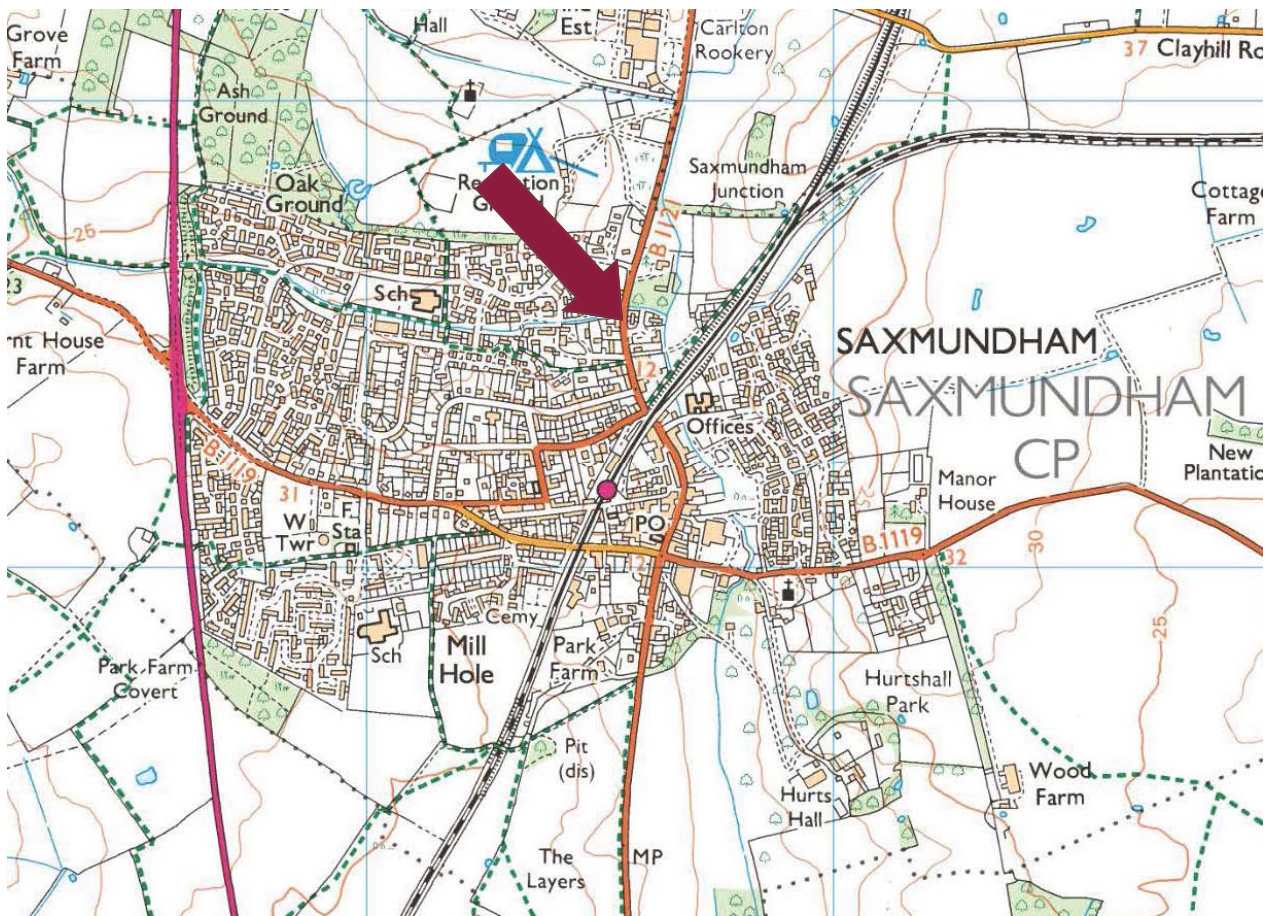
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The owners of 25 North Entrance are responsible for one sixth of the cost of maintaining the shared driveway/parking area. The agents have a plan showing ownership and rights of way. This can be emailed to interested parties.

**September 2024**

**Directions**

From Saxmundham's High Street proceed north underneath the railway line onto North Entrance. Take the right hand turn onto Lambsale Meadow which leads to Saxmundham Health Group. Turn immediately left onto the shared private parking which is located to the rear of number 25.

What3Words location: ///awaited.beep.bulldozer



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