

A modern, two bedroom end of terrace house, built by Hopkins Homes on the popular Abbotts Grange development in Saxmundham, near the Heritage Coast.

Guide Price
£230,000 Freehold
Ref: P7468/B

16 Hornbeam Road
Saxmundham
Suffolk
IP17 1FZ



Entrance hall, open-plan kitchen/living/dining room and downstairs cloakroom.

Two first floor bedrooms and family bathroom.

Enclosed garden to rear.

Two allocated off-road parking spaces.

Contact Us



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Location

The property is located on the popular Abbots Grange development, within walking distance of the town centre. Saxmundham is a bustling old market town with medical centre, dentist, library, Tesco and Waitrose supermarkets, a good selection of independent shops, bakery, hairdressers, cafes, museum, galleries and The Bell Hotel. The town has a primary school, plus many organisations, clubs and sports facilities.

The railway station has connecting services between Lowestoft and Ipswich, and onward to London Liverpool Street. Saxmundham is three miles from Snape and the Maltings Concert Hall and within easy reach of Aldeburgh, Thorpeness, Minsmere and Southwold, together with Framlingham and Woodbridge.

Description

16 Hornbeam Road is a modern two bedroom end-of-terrace house with brick elevations under a pitch tiled roof. Having been built by Hopkins Homes and completed in 2020, it is being sold with the remainder of its 10 year NHBC warranty. The property benefits from double glazing and gas fired central heating throughout.

The accommodation is well laid out and comprises a front door that leads into the entrance hall where there is a cloakroom with WC and hand wash basin, and further door to the open-plan living/kitchen/dining room. This dual aspect room has windows to the front and rear and a door leading out to the garden. The kitchen has a matching range of fitted wall and base units with one and half bowl single drainer sink unit with mixer tap over, recessed into worktops. In addition is space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a four ring gas hob with electric oven under and extractor hood above. There is also a water softener and wall mounted gas fired boiler. Within the living area there is an understairs cupboard providing useful storage space.

From the entrance hall there are stairs to the first floor landing with access to the loft space and a built-in cupboard over the stairs. Doors from the landing lead to the bedrooms and bathroom. Bedroom one is a double with window to rear and built in double wardrobe with hanging rail and shelf above. Bedroom two is a further double bedroom with window to front. The family bathroom has window to front and comprises panel bath with mixer tap over and shower attachment, close coupled WC and pedestal hand wash basin. Here, there is also a shaver point and extractor fan.

Outside

The property is approached via a footpath along the front garden that leads from the parking area. The front garden has a small area of lawn and flower borders. A private pathway leads down the side of the property and to the side providing access to the rear garden and for the neighbouring property to access their garden. The garden to the rear is enclosed by panel fencing and is mainly laid to lawn with a terrace immediately behind the property with steps down onto the lawned area with a further paved terrace at the rear where there is also a timber shed.





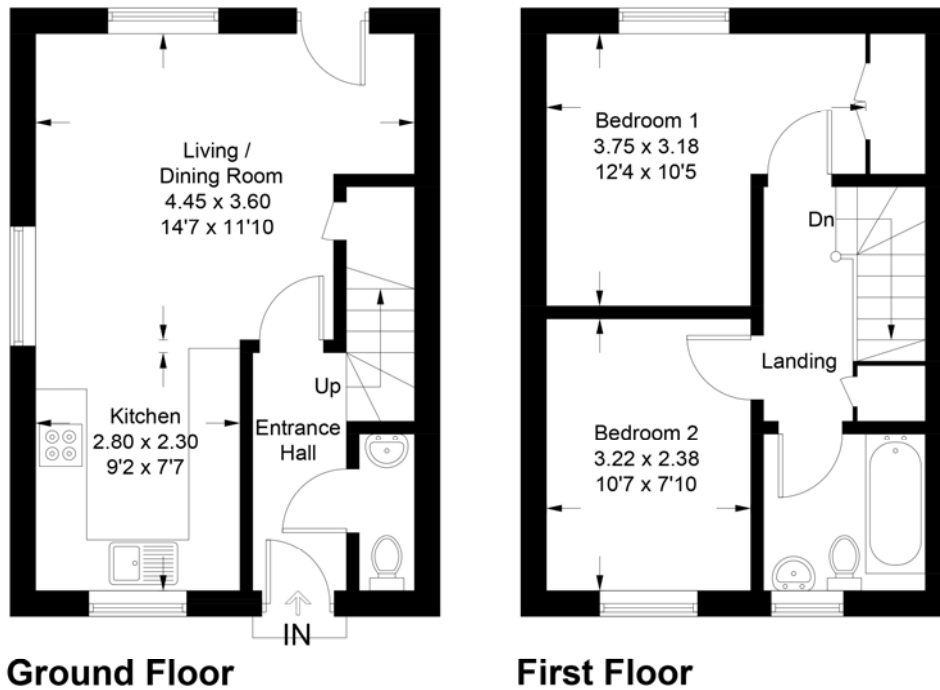






16 Hornbeam Road, Saxmundham

Approximate Gross Internal Area = 59.5 sq m / 641 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. 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 = B (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. There is a general maintenance service charge of £151 payable per annum to the management company.

October 2024

Directions

From Framlingham heading east on Saxmundham Road, pass through the villages of Sweffling and Rendham for approximately 6 miles whereupon you will reach the A12. At the A12 turn right then immediately left into Rendham Road. Continue down this road taking the right hand turning down to Mill Road across the level crossing, and at the traffic lights proceed straight across into Church Hill. Continue along Church Hill and take the second turning on the left into Beech Road. Follow this road around and Hornbeam Road is a turning on the right. Continue into Hornbeam Road where the property can be found in a cul-de-sac a short distance along on the right hand side.

What3Words location: ///sniff.avocado.monument



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