



Connells

Fairfield Road
Saxmundham



Property Description

Connells are excited to bring to market this elegant five-bedroom detached house, full of character located in the market town of Saxmundham. The home comprises of generous accommodation arranged over two floors with three reception rooms, kitchen, utility/study, garden room, ground floor shower room, five first floor bedrooms, family bathroom, a large south facing rear garden, off road parking and a double garage.

Saxmundham is a charming Suffolk market town that blends everyday convenience with a relaxed, small-town atmosphere. Positioned between Ipswich and the heritage coast, it serves as a practical hub for the surrounding villages.

The town offers a good range of independent shops, cafés, and essential amenities, while its traditional high street retains a friendly, community feel. With a railway station providing direct links to London and easy access to nearby destinations such as Aldeburgh and Southwold, Saxmundham is both well-connected and ideally placed for enjoying Suffolk's countryside and coastline.

Entrance Porch

Double glazed windows and door to front leading to entrance hall.

Entrance Hall

Under stairs cupboard, stairs rising to the first floor, radiator, tiled flooring and door giving access to:

Dining Room

Double glazed window to side, arch opening to conservatory/garden room, radiator and wooden laminate flooring.

Shower Room

Two windows to conservatory, double shower cubicle, hand wash basin, w/c, radiator and tiled flooring.

Garden Room

Windows to rear and side, exposed brick and beams, french doors to rear garden and tiled flooring.

Living Room

Large window to front, french doors to conservatory, fireplace and surround with mantle place, radiator, tv point and carpet flooring.

Kitchen

Window to side, variety of wall and base units with work surfaces, sink & drainer, double eye level oven, integrated hob with extractor hood over, space for appliances and wood laminate flooring.

Utility/Study

Windows to three sides, external door to rear garden, radiator and carpeted flooring.

First Floor Landing

Spacious airing cupboard, radiator, carpeted flooring and doors giving access to:

Bedroom One

Windows to front and rear, fitted double wardrobes, radiator, sockets and carpeted flooring.

Bedroom Two

Window to front, door to w/c, fireplace and surround with mantle, radiator, sockets and carpeted flooring.

Bedroom Three

Window to rear, fitted cupboard, radiator, sockets and solid wood flooring.

Bedroom Four

Window to side, fireplace and surround with mantle, radiator and carpeted flooring.

Bedroom Five

Window to side, radiator, sockets and carpeted flooring.

Bathroom

Frosted window to rear, fitted bath unit with shower attachment over and pull out screen, w/c, hand wash basin, radiator and tiled flooring.

Outside

The front of the property has a paved area with access to a double garage and gated side access to rear garden.

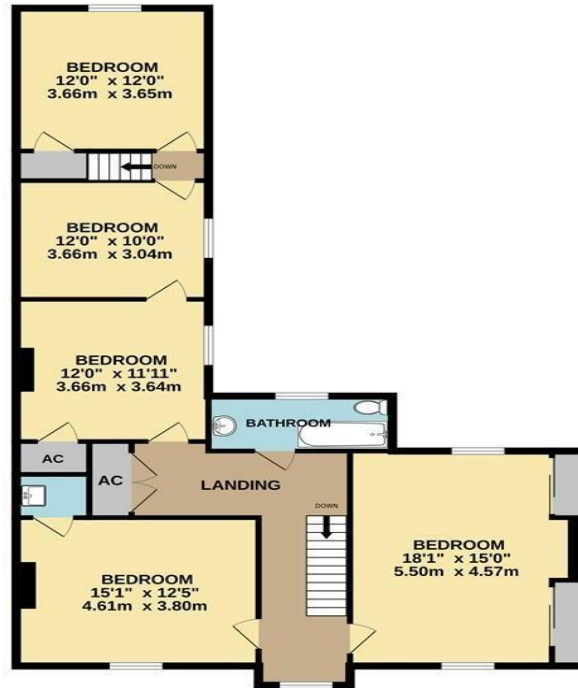
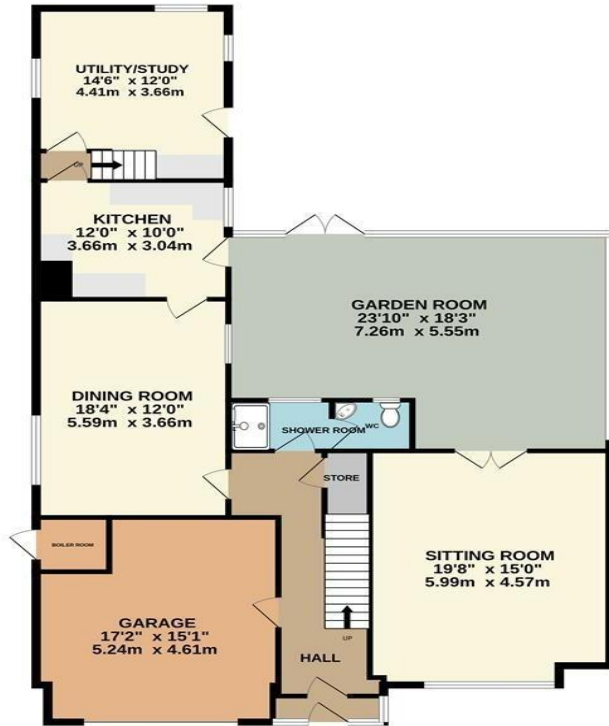
The rear garden has a enclosed south facing rear garden with patio area and steps to a raised patio area and the rest is laid to lawn.

Garage



GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.

1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 2780 sq.ft. (258.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: E Council Tax
Band: E

Tenure: Freehold

view this property online [connells.co.uk/Property/ICH313031](https://www.connells.co.uk/Property/ICH313031)



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