

JENNIE JONES

EST. 1993

ESTATE AGENTS



GULL ROAD

Saxmundham | Suffolk

£395,000

7 GULL ROAD, SAXMUNDHAM IP17 1WN

Saxmundham High Street – 0.5 miles
Saxmundham Railway Station – 0.7 miles
Aldeburgh – 7 miles

- Entrance Hall ● Sitting Room ● Dining Room ●
- Kitchen ● Conservatory ● Cloakroom ●
- Four Bedrooms ● Two Ensuites ● Family Bathroom ●
- Tandem Garage & Off Road Parking ●

The Property

Tucked away in a sought-after residential road, 7 Gull Road is a well-presented detached family home offering over 1,500 sq. ft. of versatile accommodation. With four bedrooms, two en suites, and an attractive tandem garage, the property is designed with family living and entertaining in mind.

The ground floor features a welcoming entrance hall leading to a bright sitting room with French doors opening onto the garden. The dining room, study and downstairs cloakroom add excellent flexibility, while the fitted kitchen with breakfast bar flows seamlessly into the conservatory, creating a light-filled space with views of the garden.

Upstairs, the home provides four well-proportioned bedrooms, two with en suite shower rooms, and a family bathroom. Outside, the enclosed rear garden is landscaped with lawn and mature planting, offering a private and relaxing retreat. The tandem garage and driveway provide generous parking and storage.

With gas central heating, UPVC double glazing, and the added benefit of no onward chain, this property is ready for its next chapter.

A modern family home with space to grow, in the heart of Saxmundham



The Location

Saxmundham is a vibrant market town with a strong sense of community, excellent schools, and a wide range of shops, cafés, and amenities. The town is well connected by rail to Ipswich and London Liverpool Street, and by road via the A12. Just a short drive away are the stunning Suffolk Heritage Coastline villages of Aldeburgh, Thorpeness, and Southwold, making this home ideal for those seeking both convenience and countryside living.

Services

Mains water, mains electricity, mains drainage.
Gas-fired central heating.
UPVC double glazing throughout.

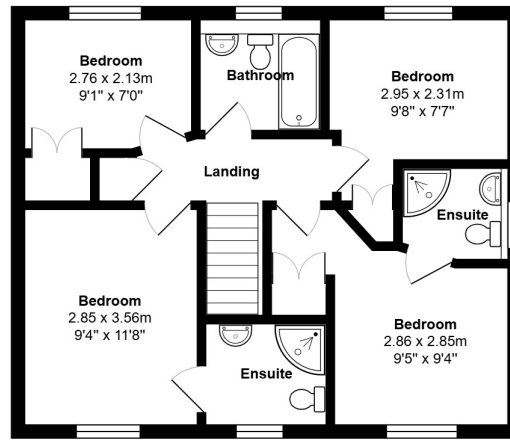
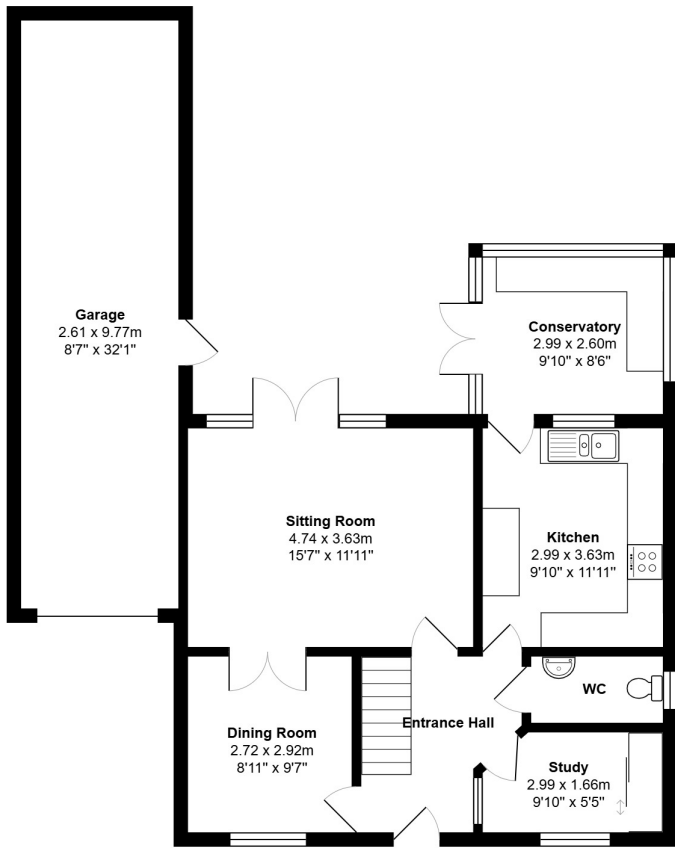
Local Authority and Council Tax Band

East Suffolk Council
Council Tax Band: D

EPC Rating

C





Total Area: 141.3 m² ... 1521 ft²

All measurements are approximate and for display purposes only



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