



36 Lincoln Avenue, Saxmundham

Saxmundham



Minors & Brady

# 36 Lincoln Avenue

## Saxmundham

A welcoming and well-kept home, this mid-terrace property offers a practical layout and a comfortable setting within a quiet Saxmundham cul-de-sac. With a spacious sitting/dining room featuring a multi-fuel stove, two well-proportioned bedrooms, a flexible study, modern upgrades and private gardens, it provides an easy, everyday lifestyle in a convenient town location. Off-road parking for two vehicles further enhances its appeal, making it a straightforward and reliable choice for a range of buyers.

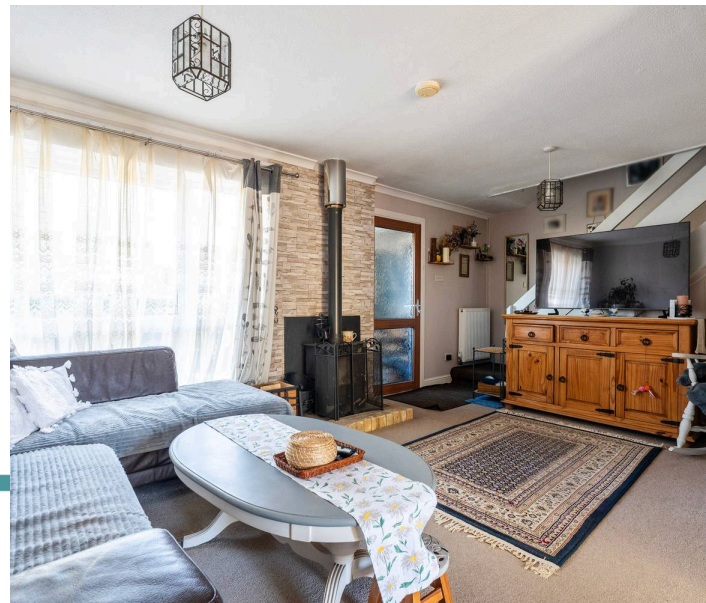
- Well-presented mid-terrace house in a quiet Saxmundham cul-de-sac
- Ideal for first-time buyers, small families or investors
- Modern UPVC double-glazed windows installed in 2020
- Gas-fired combination boiler fitted in 2019
- Open-plan sitting/dining room with multi-fuel stove
- Well-appointed kitchen overlooking the rear garden
- Two good-sized bedrooms and a flexible study
- Modern family bathroom comprising of a three-piece suite
- Private, well-maintained front and rear gardens
- Off-road parking for two vehicles

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.





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Lincoln Avenue sits in a calm residential corner of Saxmundham, giving it a settled, neighbourly feel while keeping daily essentials close. It's a short distance from the town centre, where Tesco Superstore and Waitrose & Partners are the nearest supermarkets, making food shopping straightforward. Families have several well-regarded options nearby, including Saxmundham Primary School, Kelsale Primary School, and Benhall St Mary's Primary School, all within easy reach.

Transport links are a strong feature of the area. Saxmundham railway station offers direct services to Ipswich with onward connections to London, and the A12 runs just outside the town, giving reliable access north toward the coast and south toward Woodbridge and Ipswich.

The setting suits a balanced lifestyle: quiet residential streets at home, with Saxmundham's independent shops, cafés, health centre, library, and everyday services close enough to walk to. The wider surroundings add a lot of appeal, Snape Maltings, Minsmere, and the Suffolk coast are all nearby, offering easy weekend escapes for walking, music, and coastal exploring.



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# 36 Lincoln Avenue

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A well-presented and thoughtfully improved mid-terrace home, quietly positioned within a cul-de-sac in the sought-after market town of Saxmundham. Offering generous accommodation, modern comforts and private gardens, it is an appealing opportunity for first-time buyers, small families or those seeking a reliable investment.

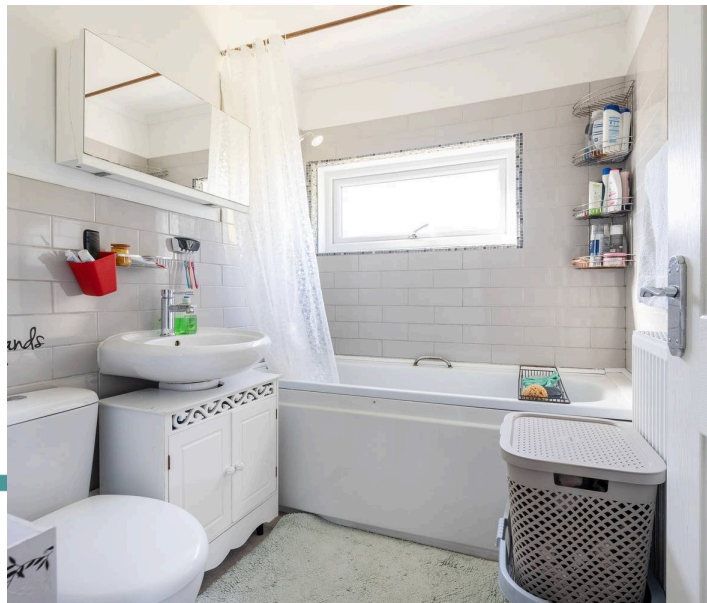
The property has been carefully maintained, with notable upgrades including a gas-fired combination boiler installed in 2019 and replacement UPVC double-glazed windows fitted in 2020.

The entrance hall leads into a spacious sitting/dining room, featuring a characterful multi-fuel stove that creates a warm and inviting focal point. The adjoining kitchen is well-appointed with a range of units and areas for your own appliances, enjoying views over the rear garden.

Upstairs, there are two well-proportioned bedrooms along with a flexible study, ideal for home working, hobbies or additional storage. A modern family bathroom completes the first floor, comprising of a three-piece suite.

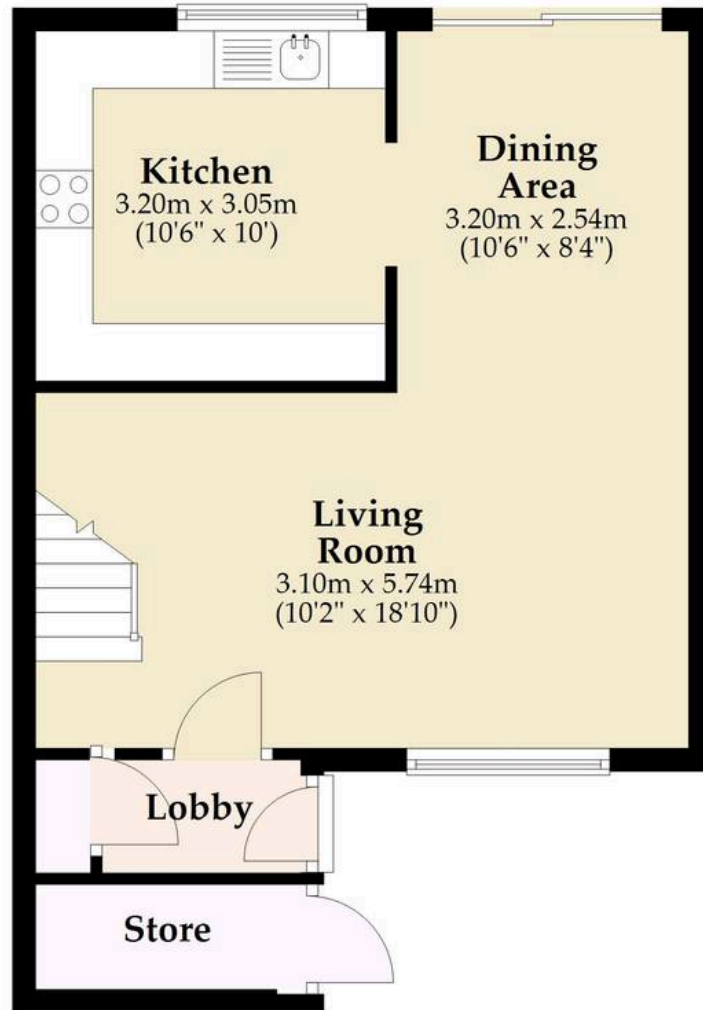
The property benefits from both front and rear gardens, offering pleasant areas for outdoor dining, relaxation or planting.

To the front, a private driveway provides off-road parking for two vehicles.



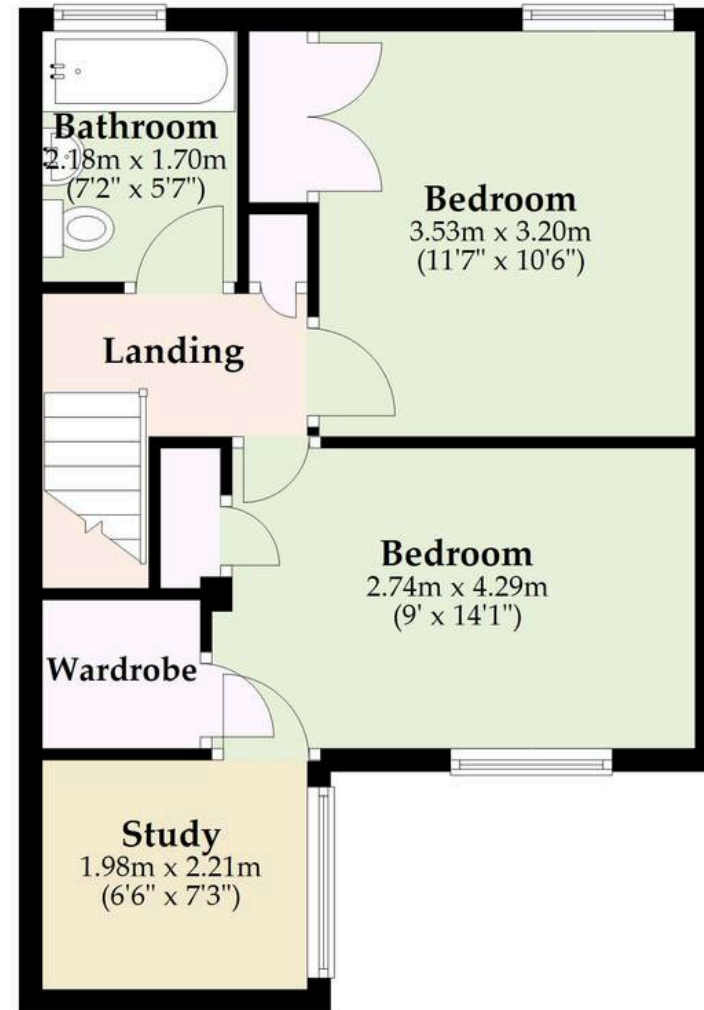
## Ground Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

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