

Property reference number: - 156-1157A (nr SAXMUNDHAM)

Home to a couple who are fairly flexible as to when to swap.

KEY INFORMATION...

Bedrooms available:-	Double:- 1 (max – 2 adults)
Children welcome?:-	+ baby/young toddler is welcome (travel cot available).
Pets that live here:-	no pets live here
Re-dogs:-	They are not able to consider a dog staying here.



This first floor studio apartment is situated in the small village of Sweffling, 3 miles from the market town of Saxmundham & 4 miles from Framlingham.

This is a wonderful location for visiting the lovely Suffolk Coast & inland areas too. It's under 30 mins drive to many sea-side places including Thorpeness, Aldeburgh, Dunwich, Minsmere & Southwold, & 45 mins to Lowestoft & Felixstowe.

See area websites below.

This first floor self-contained studio flat comprises a spacious open plan living room with settee, dining table & chairs, TV, DVD, Digital radio and a partially screened bedroom area with double bed. There is a separate kitchen with a two ring electric hob, fridge with ice box, a combination microwave/convection oven, and a breakfast bar. In the shower room there is a shower cubicle, washbasin and wc.

The south-side garden is small, laid to lawn with a laurel hedge & just big enough to play a version of 'crazy' croquet...mallets etc available in the shed. This garden catches the afternoon & evening sunshine, offering a lovely spot for a 'sun-downer'. It overlooks the church & is very peaceful. There is a small BBQ available as well as garden table & chairs & a boules set. There is off-road parking in front of the house. In the little garden at the other side of the house there is a full-sized table tennis table which is available.

St Johns Church in Saxmundham has an interesting mix of services from traditional to café style *New Expressions* church in the local primary school on 2 Sundays each month. About 40-80 people attend services, with a more intimate 20-30 in the evenings. There is a lot going on in the church & it serves its local & church community well. See website:- <http://www.connectionschurch.org.uk/>
And <http://www.saxstjohns.org.uk/>

Sport and Leisure	Sports Centre in Leiston-7 miles, with swim pool & good selection of sports. Tennis 50 meters from house, table tennis in garden!, Horse riding & golf available locally. Dry Ski slope in Ipswich-45 mins.
Local places of interest	Within 20 mins drive is Snape Maltings, Sutton Hoo (NT) Orford & Framlingham Castles, & other attractive towns & villages. Good local museums, Sutton Hoo, Pleasurewood Hills, castles at Framlingham & Orford, Minsmere RSPB, & many more See area websites
Entertainment/ Arts	Snape Maltings -home of the Aldeburgh Music Festival, Theatres Ipswich Wolesey, Bungay Fisher, Halesworth The New Cut, cinemas in Aldeburgh & Leiston..& so much more

More photos below

<https://www.visitsuffolk.com/see-and-do/>

<http://www.visitsuffolk.com/>

<https://www.thecrazytourist.com/15-best-places-visit-suffolk-england/>

