



Knodishall

Offers Over £200,000

About us: Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded there services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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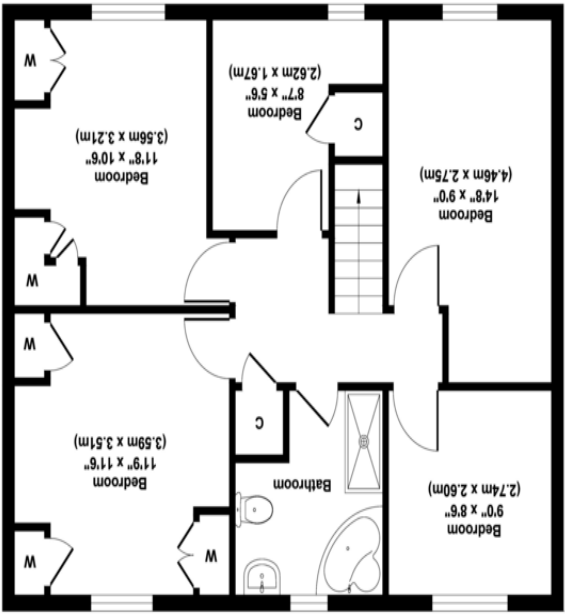
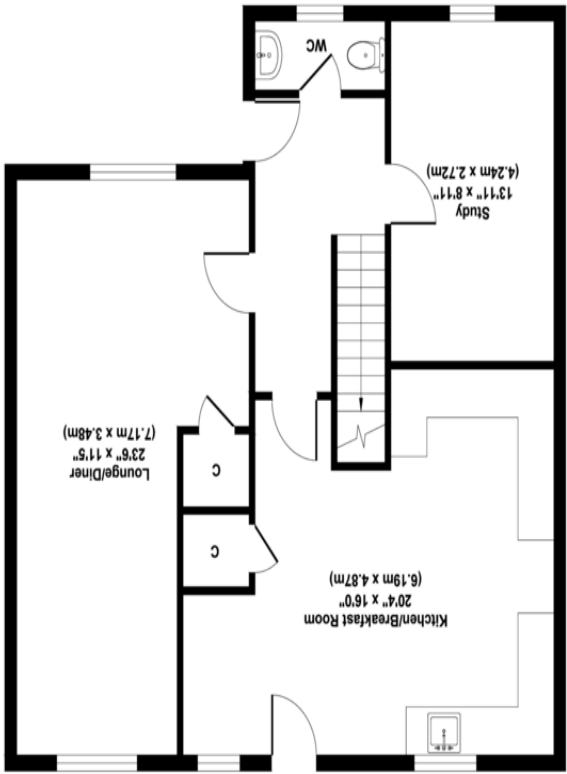
Ground Floor
Approximate Floor Area
798 sq. ft.
(74.19 sq. m)

First Floor
Approximate Floor Area
692 sq. ft.
(64.31 sq. m)

Approx. Gross Internal Floor Area 1490 sq. ft / 138.50 sq. m

Measurements are approximate, including gross internal area. Room measurements are generally into bay windows, recesses, and the longest wall length. Floor plans are not necessarily to scale and are intended for guidance purposes only. Any potential purchaser or tenant must satisfy themselves to the quoted accuracy.

Produced by Elements Property



Property Summary

Great opportunity to acquire this spacious extended 4/5 bedroom semi-detached property home, with good sized garden in need of your updating ideas. Ideal for a growing family or those looking for a project? Set on a quiet no through road which overlooks countryside in a popular village just a short drive from Thorpness and Aldeburgh, Leiston and Saxmundham.

Call today to arrange a viewing!

Property Features

- Tremendous Scope for Improvement
- Large Kitchen / Breakfast Room
- Double Aspect Lounge/Diner
- Study / Playroom
- 4/5 Bedrooms (Possible En-Suite)
- Large Family Bathroom
- Good Sized Enclosed rear Garden
- Garage and Shed
- Popular Village Location
- No Onward Chain



Property Description

Floor Area: 138.5 square metres / 1490 square feet

Entrance Hall: Stairs to first floor. Doors leading to:

Lounge / Diner: 23'6" x 11'5"
Windows to front and rear aspects.
Cupboard (which housed replaced heating unit)
Brick feature raised seating, shelf units and TV stand.

Kitchen/Breakfast Room: 20'4" x 16'0".
Windows to rear aspect and door to rear garden.
Fitted with an extensive range of wall and base units with space for a freestanding oven and plumbing for a washing machine. Built in storage cupboard.

Study / Playroom: 13'11" x 8'11"
Window to front aspect.

Cloakroom: High level window, Closed coupled WC and pedestal basin.

First Floor

Landing with access to 2 attic hatches. Doors to:

Bedroom 1: 11'9" x 11'6"
Window to rear aspect. Built in wardrobes.

Bedroom 2: 11'8" x 10'6"
Window to front aspect. Built in wardrobes

Bedroom 3: 14'8" x 9.0"
Window to front aspect

Bedroom 4: 9.0" x 8'6"
Window to rear aspect.

Bedroom 5: 8'7" x 5'6"
Window to front aspect. Built in storage cupboard.

Family Bathroom: Window to rear aspect.
Corner bath, pedestal hand basin, closed coupled WC, double sized shower cubicle.
Airing cupboard housing tank and shelves.

Outside: A hedge frames the natural garden and a path leads to the front door. To the rear the garden is enclosed and cleared.
Garage with power and light and is need of repair as is a further shed and lean to.

Location: The property enjoys a village setting with a local pub and farm shop and is within a short drive of Aldeburgh and Thorpness, and also Saxmundham and Leiston which offer a range of shops, supermarkets, schools, amenities and railway station.
Easy access to the A12.

Agents Note: The property was extended approximately 20 years ago. It benefits from double glazed windows and doors and gas fired central heating. There is gas to the property and meter which is currently shut off.

