

1 Dennys Lane  
Saxmundham  
IP17 2PD



**ATTIK**  
CITY | COUNTRY | COAST

# 1 Dennys Lane

## Guide Price £200,000

### The quaint and very private semi-detached cottage.

Nestled along the peaceful and characterful Denny's Lane in the delightful village of Kelsale, just outside Saxmundham, this beautifully presented one-bedroom cottage offers a perfect blend of charm, comfort, and tranquility. Set on a quiet, narrow lane lined with pretty cottages, the location provides excellent access to Saxmundham's amenities and the stunning Suffolk coast, while maintaining a peaceful rural feel.

Step inside to discover a surprisingly spacious and inviting interior, beginning with a generous dual-aspect lounge featuring engineered wood flooring, an exposed brick fireplace with a modern multi-fuel burner, and abundant natural light. The room comfortably accommodates multiple sofas and could even double as a dining space if desired.

The well-appointed kitchen includes sage green cabinetry, wood-effect worktops, modern appliances, and a lovely view over the rear garden. It flows seamlessly into a bright conservatory with year-round usability thanks to ceramic floor tiles, a white insulated roof, and a radiator—perfect for dining or relaxing in all seasons.

Upstairs, the property offers a bright bedroom with front-facing views over gardens and mature horse chestnut trees, along with a stylish, modern bathroom equipped with a bath, thermostatic shower mixer, and vanity unit.

The rear garden is a private, sun-drenched haven with minimal maintenance required—mainly gravel with a small patio, mature pots, and even a grapevine. A brick-built shed (formerly an outhouse) provides useful storage.

While the property doesn't include private parking, ample on-road parking is available just a short walk away.

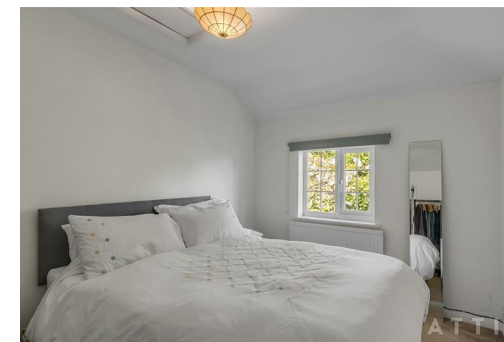
### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
East Suffolk

Council Tax Band A

EPC Rating C



### Contact

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