



## Knodishall, Suffolk

Guide Price £300,000

- No Onward Chain
- Double Glazing
- Conservatory
- Large Private Gardens
- Garage & Garden Shed
- Kitchen & Utility
- Gas Central Heating
- Open Fireplace
- EPC - D



## 4 Coldfair Close, Knodishall

The popular village of Knodishall, which still retains its village store and post office as well as a public house, motor repair garage and primary school, lies about one mile south of the busy town of Leiston with its traditional high street shops, supermarket, doctors and dentists surgeries, leisure centre and swimming pool complex and cinema. The Suffolk Heritage Coastline lies within a very short drive at nearby Thorpeness with its popular 'Meare' boating lake and a long shingle beach fronting the North Sea whilst the unspoilt town of Aldeburgh is only about four miles distant. The area is very popular with holiday makers, the National Trust nature reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath drawing visitors from across the country. The market town of Saxmundham, with its good shopping facilities lies about four miles to the west and offers good access to the A12 Ipswich to Great Yarmouth road and also has a railway station giving hourly services to London Liverpool Street via Ipswich.



Council Tax Band: C



## **DESCRIPTION**

Offered for sale with no onward chain is this detached bungalow standing in a particularly generous plot with lawn gardens to front and rear screened by high hedgerow. The accommodation with gas central heating and double glazing comprises; entrance lobby, sitting/dining room with open fireplace and conservatory opening onto the front garden. The fitted kitchen overlooks the front garden and leads to a useful utility room with door to the rear garden. The inner hallway leads to three bedrooms and a shower room. The property has a garage within Coldfair Close with additional access via an unmade track which connects Aldringham Lane to Leiston Road.

## **ACCOMMODATION**

### **ENTRANCE LOBBY**

Opaque window and door to:

### **SITTING/DINING ROOM**

Brick open fireplace. Sliding doors open to:

### **CONSERVATORY**

Double glazed with door to front garden.

### **KITCHEN**

Fitted with base and wall cupboards, work surfaces with tiled surrounds and single drainer 1 ½ bowl sink unit and mixer tap. Gas and electric cooker point. Water softener. Window overlooking the front garden.

### **UTILITY ROOM**

Fitted with base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit. Plumbing for washing machine. Gas central heating boiler. Windows to front and side. Half-glazed rear entrance door.

### **INNER HALLWAY**

Built in airing cupboard.

### **BEDROOM**

Window overlooking the rear garden. Fitted mirror fronted wardrobe.

### **BEDROOM**

Window overlooking the rear garden.

### **BEDROOM**

Window overlooking the rear garden.

### **SHOWER ROOM**

Tiled shower cubicle hand basin with storage cupboard below. WC Opaque window.



## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C. Further details can be obtained via East Suffolk Council.

## SERVICES

Mains Gas, electricity, water and drainage.

## VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20410/RDB.

## AGENT NOTE

Flick & Son are obliged to declare that there is a business connection to the property via either a relation/or employee.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

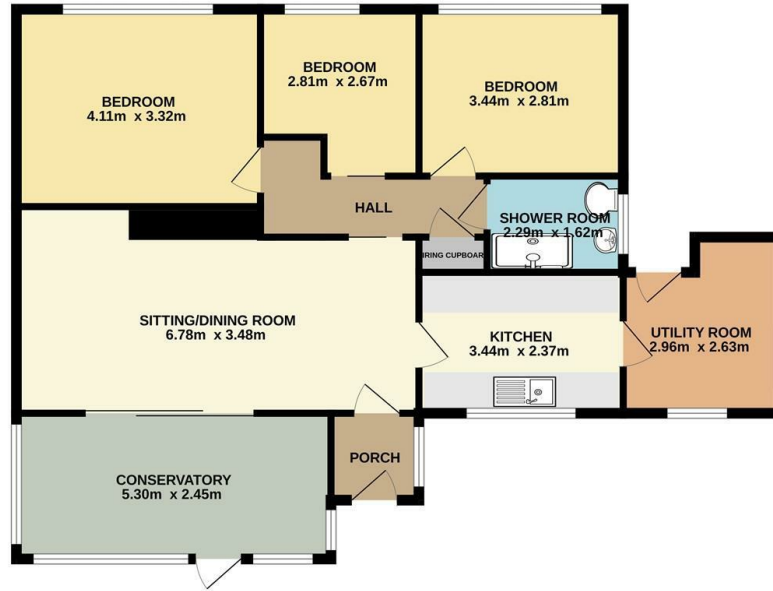




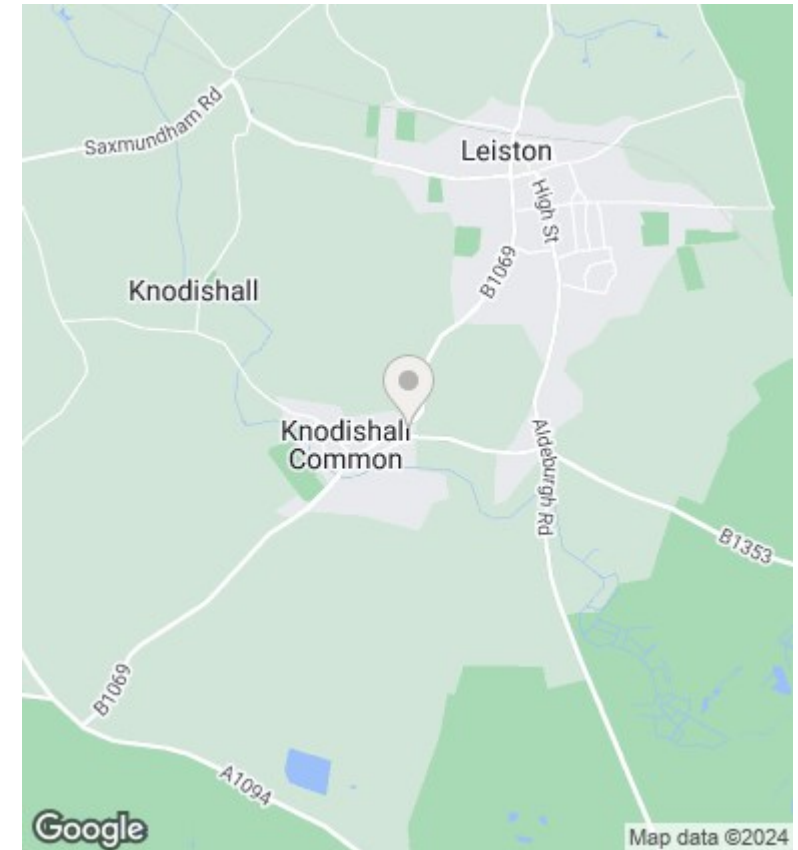




GROUND FLOOR  
90.6 sq.m. approx.



TOTAL FLOOR AREA: 90.6 sq.m. approx.  
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 is given as to their operability or efficiency can be given.  
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)