



## Knodishall, Suffolk

Guide Price £475,000

- No onward chain
- Gas central heating
- 4/5 Bedrooms
- Large private gardens
- Double glazing
- 2 Bath/shower rooms
- Ample parking & Detached garage
- 1/2 Living rooms
- EPC - D

# Judith Avenue, Knodishall

A substantial detached bungalow standing in gardens of approximately 1/3 of an acre in this peaceful location at the edge of the village. 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: E



## DESCRIPTION

Offered for sale with no onward chain this large detached bungalow of brick elevations below pantile covered roofs dates from the mid 20th Century and stands in private gardens extending to about a 1/3 of an acre (subject to measured survey) at far end of Judith Avenue at the edge of the village. A long driveway provides ample off road parking and access to the detached garage. (6.5m x 3.3m). The front and rear gardens are laid to lawn interspersed with mature trees, shrubs and mature conifer hedgerows. The accommodation with gas fired central heating features and double glazing an L-shape living room, large kitchen/breakfast room with larder. The property has front and rear hallways The front hallway leading to 2 further reception rooms or bedrooms with an adjacent bathroom. The rear hallway leads to 3 well proportioned bedrooms and shower room as well a further shower/wet room.

## ENTRANCE HALL

Side entrance door. Recess with gas central heating boiler and plumbing for washing machine. Opening to:

## LIVING ROOM

Brick fireplace. Window to front and alcove with window to side.

## HALLWAY

Circular window to front elevation.

## RECEPTION/BEDROOM

Window to front elevation.

## BEDROOM

Window to side elevation.

## BATHROOM

Fitted with bath, shower over, hand basin and W.C. Tiled surrounds. Recess with insulated water cylinder.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall cupboards. Work surfaces with tiled surrounds and single drainer sink unit. Fitted gas hob with extractor hood over and electric double oven. Fitted dishwasher. Larger cupboard. Window and opening to:

## GARDEN ROOM

Deep window over looking the garden and French doors to one side.

## HALLWAY

## BEDROOM

Window to side. Built in wardrobe.

## BEDROOM

Window to side.

## BEDROOM

Window over looking rear garden

## SHOWER ROOM

Built in shower hand basin and W.C Wall tiling and opaque window to rear.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E

## SERVICES

Mains Gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

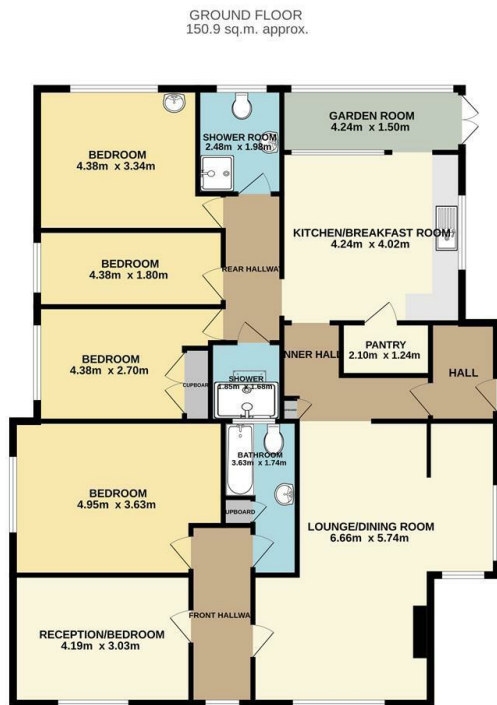
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20454/RDB.

## FIXTURES AND FITTINGS

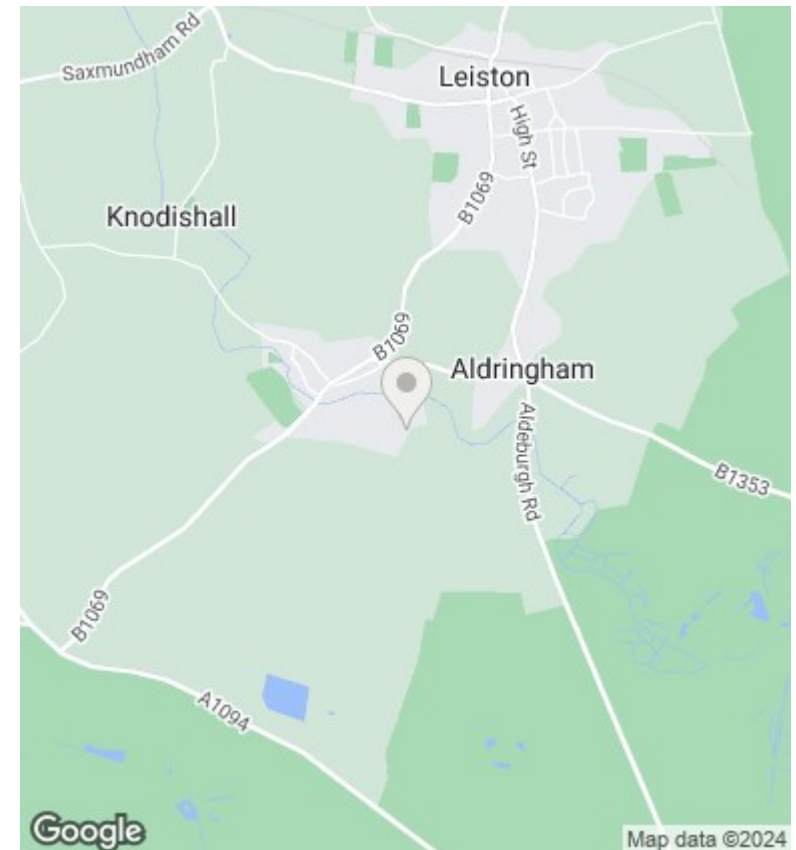
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TOTAL FLOOR AREA: 150.9 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given regarding their operation or efficiency over the years.  
 Made with hertipic 12/24



### 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			96
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	
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)