



Kelsale, Suffolk

Guide Price £625,000

- Beautiful Gardens
- Double Glazing
- Utility & Study
- Rental guide price - £1,575pcm
- Countryside Views
- Double Garage
- Immaculate Condition
- Under Floor Heating
- Stylish Kitchen / Breakfast Room
- EPC - B

Low Road, Kelsale

An exceptional individual detached family home set in beautiful gardens overlooking the neighbouring countryside at the edge of this popular village.



Council Tax Band: E



DESCRIPTION

An immaculately presented individual detached family house in a beautiful setting overlooking the neighbouring countryside at the edge of this popular and conveniently located village. The accommodation with gas fired under floor central heating and double glazing features spacious entrance hall with walk in cloaks cupboard, cloakroom, study, spacious kitchen/breakfast room, comprehensively fitted with quality range of units, Corian work surfaces and integrated appliances. Deep windows and French doors open to the garden. The well proportioned sitting room has a recessed fireplace and wood burner. Bi-fold doors open to a wide paved terrace and the garden. On the first floor a landing leads to the four bedrooms which enjoy views over the garden and neighbouring countryside. The principal bedroom has a walk in wardrobe with fitted bedroom furniture and ensuite shower room. A family bathroom completes the accommodation. Outside the property is approached via a shared driveway. Parking for two vehicles in front of the double garage. A hand gate leads to a secluded, part paved part shingle garden with seating area, veg boxes and utility area. To the rear is a delightful, immaculately maintained garden complete with water recovery system. A wide paved terrace providing ample seating and alfresco dining areas. Principally laid to lawn, with hedgerow boundaries and a long border planted with a wealth of flowering plants and shrubs. The rear boundary is bordered by trees and the river Fromus.

LOCATION

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor, cupboard below. Walk in cloaks cupboard.

CLOAKROOM

White suite comprising hand basin with mixer tap, tiled splash back and cupboard below. W.C. Tiled floor. Opaque window.

STUDY

Part sloping ceiling, deep windows to front.

SITTING ROOM

Recessed fireplace with timber mantle and multi fuel stove. Deep side windows and bi-fold doors opening to the terrace and garden.

KITCHEN/BREAKFAST ROOM

Stylish range of fitted base and wall cupboards, island unit with breakfast bar, bin draws and spice rack. Corian work surfaces, upstands and integrated sink unit with flex mixer tap. Fitted electric double oven, gas hob and cooker hood over. Concealed dishwasher. Floor to ceiling windows along one elevation with French doors opening to the terrace and garden.

UTILITY ROOM

Range of fitted base units with work surfaces and plumbing for washing machine and space for tumble dryer. Gas central heating boiler. Window and glazed door to side.

FIRST FLOOR

LANDING

Large airing cupboard with shelving.

BEDROOM

Window overlooking the garden and countryside beyond. Walk in wardrobe with fitted shelves, drawers and hanging rails.

ENSUITE

Floor and wall tiling, floor drain shower with overhead and hand held showers. Hand basin with mixer tap and storage below. W.C. Roof light.

BEDROOM

Windows with countryside views.

BEDROOM

Window with countryside views.

BEDROOM

Window with countryside views.

BATHROOM

Suite comprising panel bath, hand basin with mixer tap with storage below, shower with overhead and hand held showers. Opaque window, floor and wall tiling.

OUTSIDE

Block paved driveway providing off road parking and access to the DOUBLE GARAGE. Twin up & over entrance door, power points and lighting. A hand gate leads to a secluded, part paved and part shingle garden with seating area, veg boxes and utility area. To the rear is a delightful, immaculately maintained garden complete with water

recovery system. A wide paved terrace providing ample seating and alfresco dining areas. Principally laid to lawn, with hedgerow boundaries and a long border planted with a wealth of flowering plants and shrubs. The rear boundary is bordered by trees and the river Fromus.

TENURE

Freehold.

OUTGOINGS

Council Tax Currently band E. Details can be obtained from the East Suffolk Council.

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20271/RDB.

FIXTURES & FITTINGS

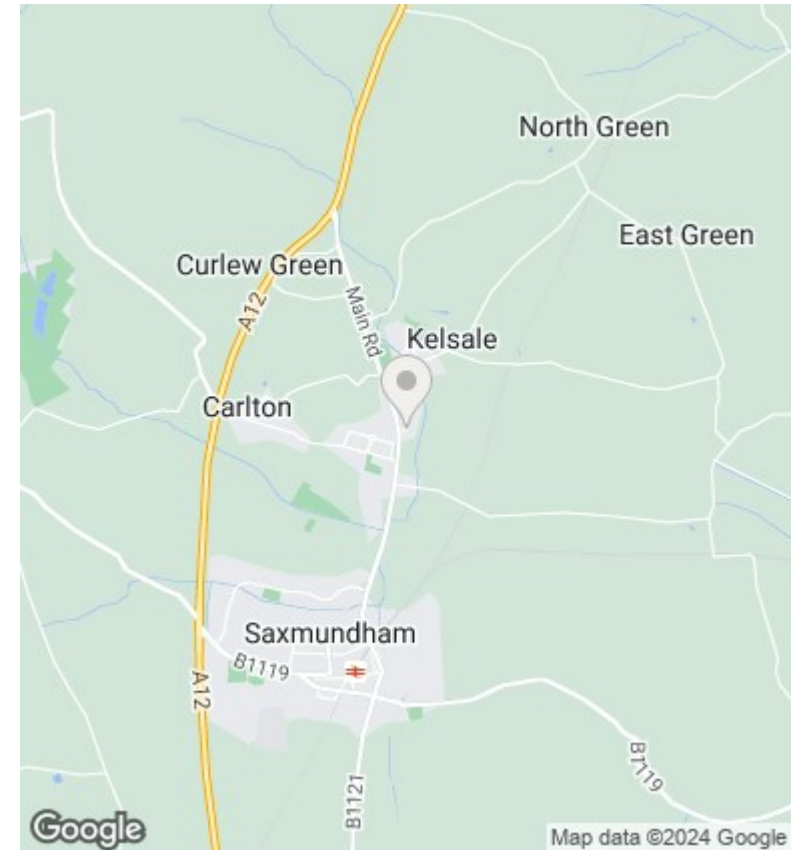
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TOTAL FLOOR AREA: 153.4 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given.
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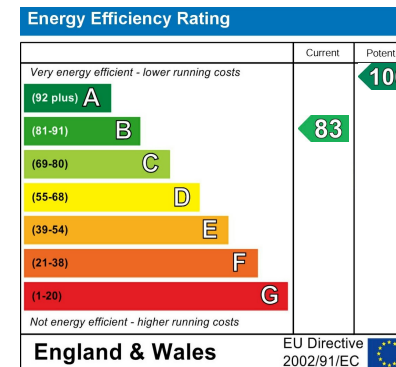


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com