



## Knodishall, Suffolk

Guide Price £425,000

- No Onward Chain
- Off Road Parking and Garage
- Wood Burning Stove
- Gas Central Heating
- South Facing Garden
- Large Conservatory
- Double Glazing
- Store / Workshop
- EPC - B

# Judith Avenue, Knodishall

An individual detached bungalow standing in secluded south facing gardens in this popular village a short drive to the coast. 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: D



## DESCRIPTION

A well presented individual detached bungalow set in beautiful secluded gardens enjoying a southerly aspect to the rear. The accommodation with gas fired central heating, double glazing and PV solar panels, features a wide hallway leading to the three well proportioned bedrooms, each with wardrobe space. The sitting room boasts a wood burning stove and deep windows overlooking the garden. To the rear is a fitted kitchen and side entrance lobby. The hallway extends to the rear, leading to the bathroom and a splendid large conservatory which overlooks and opens into the garden. Set well back from the road and screened by beech hedging, the front garden features a lawn, central pond and variety of flowering plants and shrubs. A driveway provides off road parking and access to the garage. To the rear, the south facing lawned garden is divided by trellis with screening hedgerow boundaries, shrubs and fruit trees. In one corner is a large timber store/workshop with electric supply.

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor and cloaks storage cupboard.

### SITTING ROOM

Deep windows overlooking the garden. Brick fireplace with wood burning stove.

### KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit, tiled surrounds. Fitted gas oven and hob. Gas central heating boiler. Window overlooking the rear garden.

### SIDE ENTRANCE PORCH

### BEDROOM

Window overlooking the front garden. Fitted wardrobe.

### BEDROOM

Window to side elevation. Built in wardrobe.

### BEDROOM

Window to rear/conservatory. Fitted wardrobe.

### LOBBY

### BATHROOM

Suite comprising panel bath with mixer tap and shower over, hand basin and W.C. Wall tiling and opaque window.

### CONSERVATORY

A large double glazed conservatory with French doors opening to the patio and garden.

### AGENTS NOTE

Potential purchasers are advised that a development of 8 new homes is currently under construction bordering the property to the east and south. Further information is available on the East Suffolk planning portal ref: DC/13/2461/FUL

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently D

### SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

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: 20524/RDB.

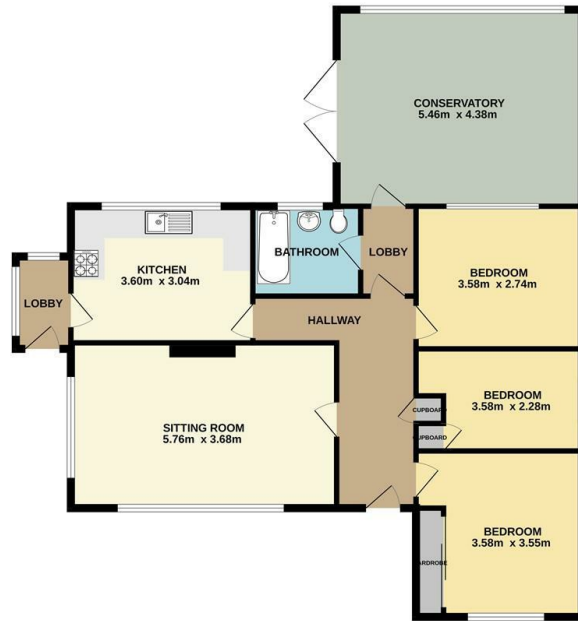
## FIXTURES & FITTINGS

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.

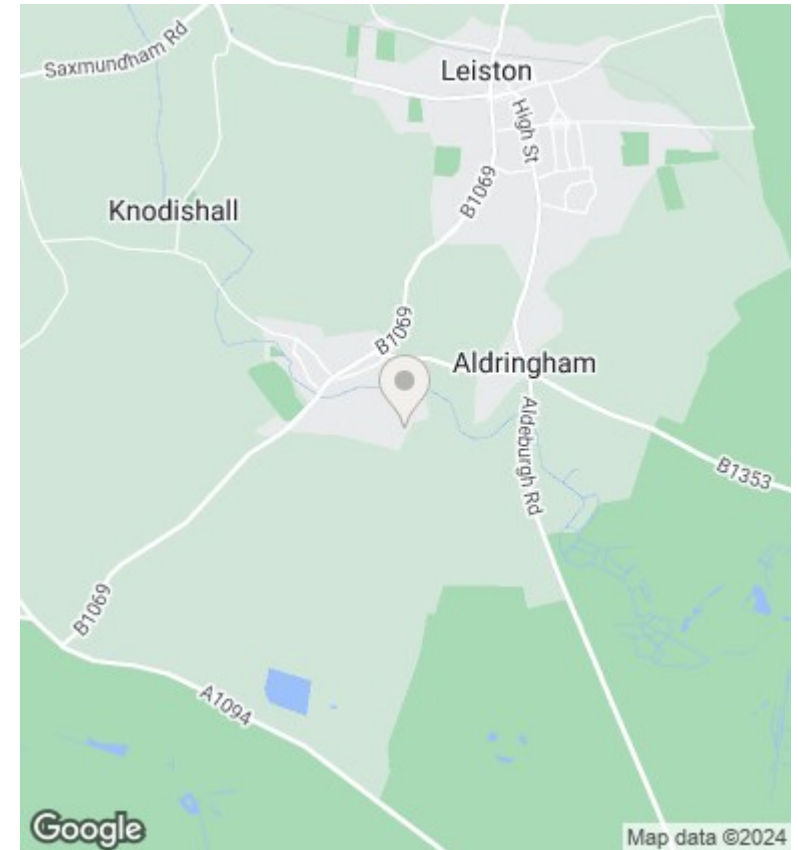




GROUND FLOOR  
111.3 sq.m. approx.



TOTAL FLOOR AREA: 111.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, stairs 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given.  
Made with floorplan 12021



### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)