



Knodishall, Saxmundham

Guide Price £265,000

- Open Plan Living Accommodation
- Off Road Parking
- Mezzanine Bedroom & Walk in Wardrobe
- Gas Central Heating
- Stunning Courtyard Garden
- Great Charm & Character
- Double Glazing
- Ground Floor Bedroom & Bathroom
- EPC - D

Leiston Road, Knodishall

A unique converted chapel with chic open plan living accommodation and stylish garden. 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: B



DESCRIPTION

Welcome to this unique converted chapel located on Leiston Road, Knodishall, close to the market town of Saxmundham and short drive to the Suffolk Heritage coast at Thorpeness and Aldeburgh. This charming property boasts large open plan living room & kitchen, two cosy bedrooms, and a stylish bathroom, perfect for a small family or a couple looking for a chic retreat. As you step inside, you'll be greeted by the character and warmth of this converted chapel, offering a blend of traditional charm and modern living. The open-plan layout creates a spacious and inviting atmosphere, ideal for entertaining guests or simply relaxing after a long day.

One of the highlights of this property is the Mediterranean-style garden, where you can enjoy al fresco dining, soak up the sun, or simply unwind surrounded by beautiful greenery.

With gas central heating and double glazing, you can stay cosy and comfortable throughout the year, while the convenience of parking adds to the practicality of this lovely home.

If you're looking for a property that exudes charm, character, and a touch of elegance, this chapel conversion on Leiston Road is sure to capture your heart. Don't miss the opportunity to make this unique property your own.

ACCOMMODATION

Entrance door to:

OPEN PLAN LIVING ROOM

Vaulted ceiling with exposed roof trusses, Windows over looking the garden.

KITCHEN

Fitted with range of base and wall cupboards, wood block work

surfaces, butler sink unit and larder cupboard. Exposed brick work and ceiling joists. Kardean herringbone style flooring.

UTILTY ROOM

Wood work surface with storage cupboard and plumbing for washing machine. Floor tiling.

SECOND BEDROOM

To the ground floor with window to the rear overlooking the garden.

BATHROOM

Roll top and claw foot bath, free standing hand basin, W.C. tiled surround and storage cupboard below. Tiled floor with under floor heating.

FIRST FLOOR

MEZZANINE BEDROOM

Circular window. Walk in wardrobe.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently

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 Tel: 01728 633777 Ref: 20568/RDB.

FIXTURES & FITTINGS

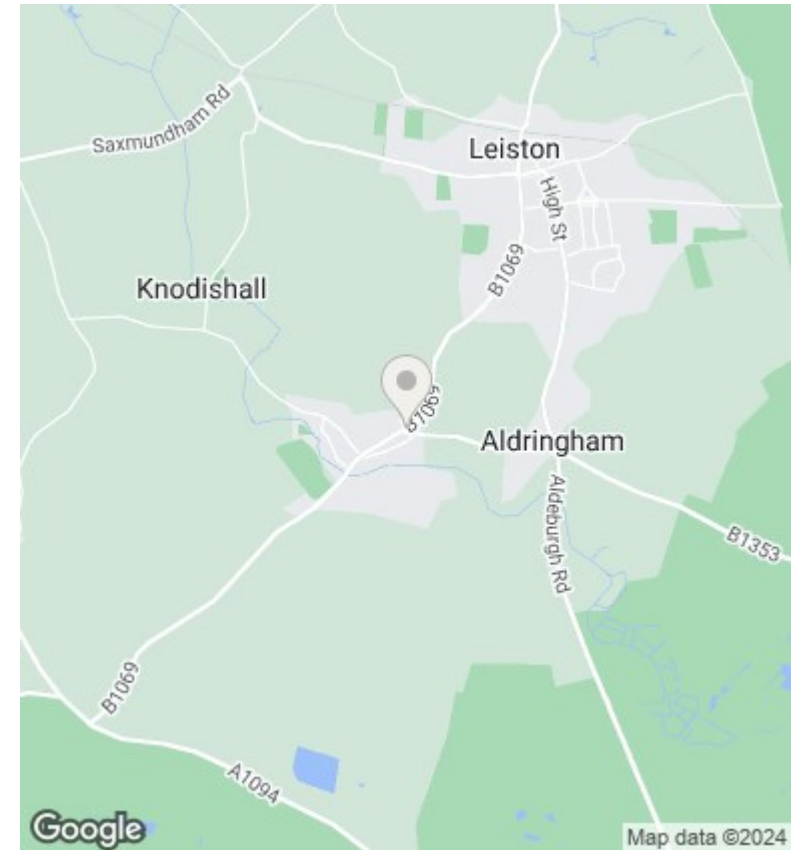
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TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
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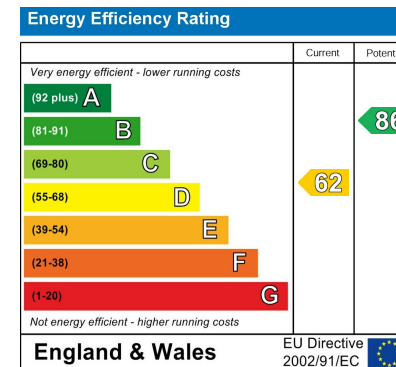


Conveyancing, Surveys & Financial Services

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