



Knodishall, Saxmundham

Guide Price £360,000

- No Onward Chain
- Oil Fired Central Heating
- Shower Room
- Large Corner Plot / Room to Extend
- Double Glazing
- Sitting & Dining Rooms Over Look the Garden
- Driveway & Garage
- Two Double Bedrooms
- EPC - E

Hawthorn Close, Knodishall

An individual detached bungalow standing on a large corner plot with an enclosed south facing garden, situated 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: C



DESCRIPTION

A detached bungalow standing on a generous corner plot in this popular village. Set well back from the road, the property has a wide open plan lawn on two sides, a driveway provides off road parking and access to a detached garage. To the side and rear is an enclosed garden enjoying a southerly aspect. The property has oil fired central heating and double glazing with accommodation featuring:

ACCOMMODATION

ENTRANCE HALL

Entrance door to:

SITTING ROOM

Window overlooking the garden. Archway to:

DINING ROOM

Window overlooking the garden.

KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit. Fitted electric oven and hob with cooker hood over. Plumbing for washing machine and dishwasher. Window and entrance door to the rear. Oil fired central heating boiler.

BEDROOM

Window overlooking the garden. Built in wardrobe.

BEDROOM

Window overlooking the garden. Built in wardrobe.

SHOWER ROOM

Suite comprising shower cubicle, hand basin and W.C. Wall tiling and opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax band currently C.

SERVICES

Mains electricity, water and drainage.

AGENT NOTE

Outside garden shed not included in sale of property.

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: 20612/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.





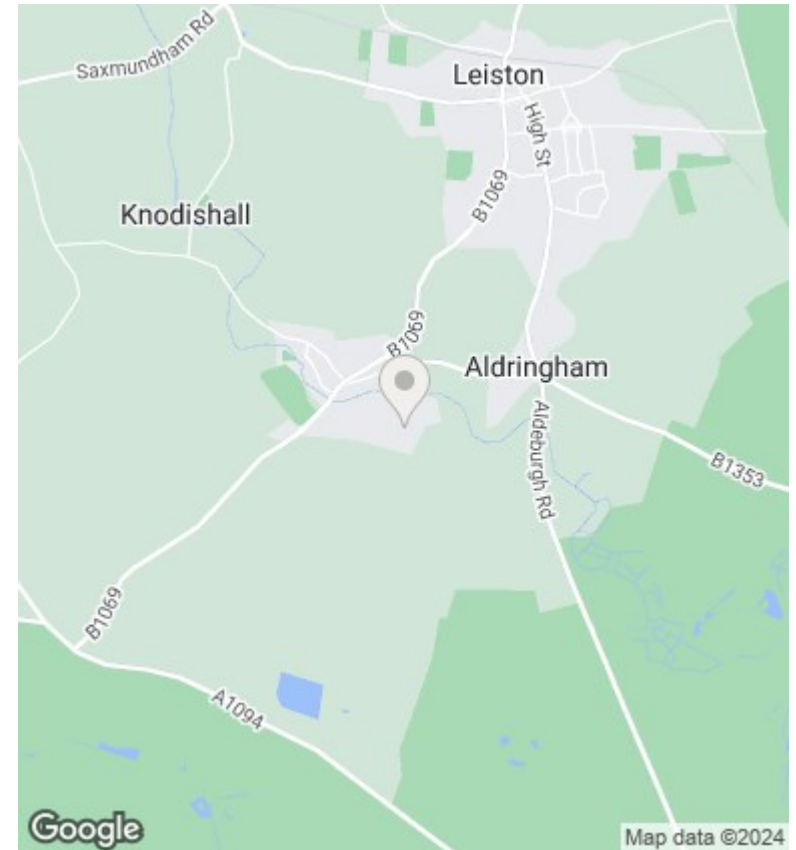
AWAITING FLOOR PLAN

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) A			
(81-91) B			80
(69-80) C			
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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