



## Kelsale Cum Carlton, Suffolk

Guide Price £425,000

- No Onward Chain
- Garage & Parking
- Double Glazing
- Versatile Accommodation
- Large Secluded Garden
- Open Fireplace
- Three Bedrooms
- Oil Central Heating
- EPC - D



# Pear Tree Close, Kelsale Cum Carlton

Situated on the westerly edge of the village of Kelsale, which stands about one mile north of the market town of Saxmundham which has a wide variety of amenities set around a traditional High Street shopping centre and include Waitrose and Tesco supermarkets, doctors and dentists surgeries, good schooling facilities and a main line railway station giving both direct and connecting services via the county town of Ipswich to London Liverpool Street. For those with leisure interests in mind the area abounds with opportunities including first class golf courses at both Aldeburgh and Thorpeness, delightful woodland walks in the Dunwich and Rendlesham Forests. For sailors the rivers Alde and Ore at Aldeburgh and Orford respectively provide some of the prettiest sailing waters on the East Coast. Whilst for music lovers the Internationally renowned Snape Maltings concert hall and annual Aldeburgh Festival of music will be of particular interest.



Council Tax Band: E



## DESCRIPTION

Located in a secluded private close of four properties this spacious detached chalet with double glazing and oil fired central heating offers versatile accommodation featuring spacious entrance hall, sitting room with open fireplace, dining room opening to the garden, fitted kitchen and good size rear porch leading to the rear garden. A well proportioned second reception room or ground floor bedroom with adjacent shower room. On the first floor are two large double bedrooms, one having a large walk-in wardrobe offering space to increase the size of the bedroom or creating an ensuite. A family bathroom completes the accommodation. The property is set back from the road screened by trees. A driveway provides off road parking and access to an attached single garage. On the opposite side is a gated access to a hardstanding area providing further parking. To the rear is a large mature garden laid to lawn with a variety of flowering plants and shrubs.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor. Double doors open to:

### SITTING ROOM

Stone faced open fireplace with tiled hearth. Window to front. Opening to:

### DINING ROOM

Sliding doors opening to the garden.

### KITCHEN

Range of fitted base and wall cupboards, work surfaces with single drainer sink unit and tiled surrounds. Plumbing for washing machine and dishwasher. Window overlooking rear garden. Door to:

### REAR PORCH

Double glazed, tiled floor, door to rear garden.

### BEDROOM

Window to front.

### SHOWER ROOM

Suite comprising shower cubicle, hand basin and W.C. Tiled surrounds and opaque window.

## FIRST FLOOR

### LANDING

### BEDROOM

Dormer window to front.

### WALK-IN WARDROBE

Large storage area with roof light to rear. Potential to convert to ensuite.

### BEDROOM

Dormer window to front.

### BATHROOM

Suite comprising panel bath hand basin and W.C. Window to rear.

### TENURE

Freehold.

### OUTGOINGS

Council Tax band currently 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](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20312/RDB.

## FIXTURES & FITTINGS

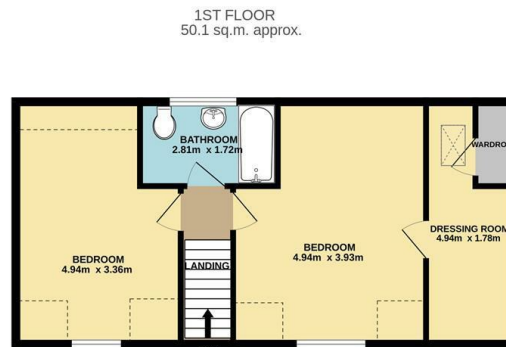
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.





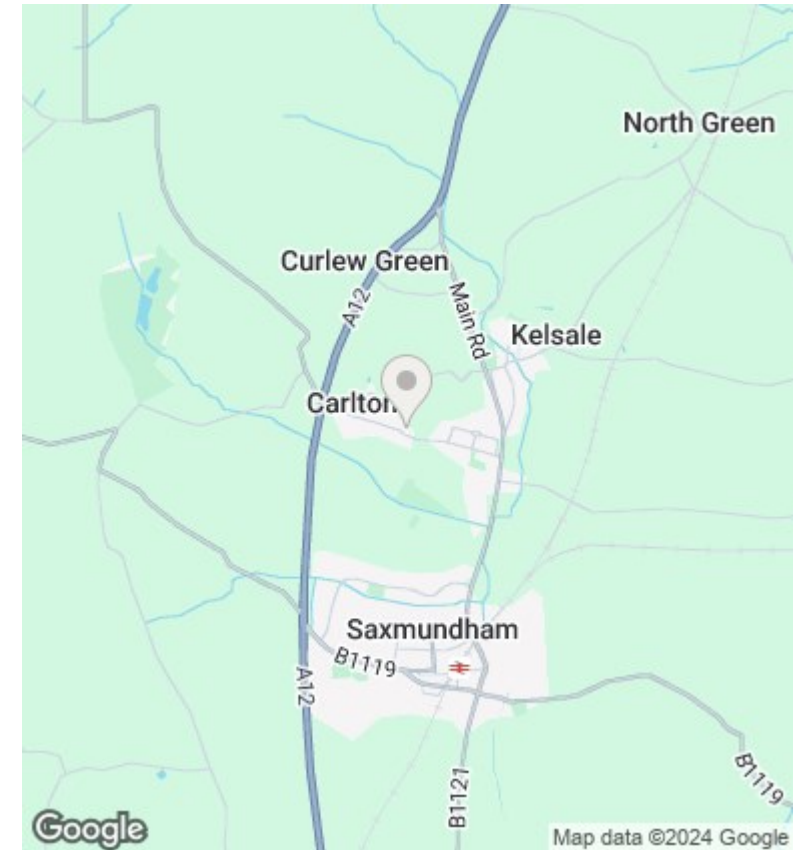






TOTAL FLOOR AREA: 136.7 sq.m. approx.

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 mis-statement. 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.  
Made with Metropix ©2023



## 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			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	
<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)