



## Knodishall, East Suffolk

Guide Price £260,000

- Extended Semi Detached Cottage
- Private South Facing Garden
- Sitting Room Opening to The garden
- Large Garage Plus Off Road Parking for Two Vehicles
- Living/Dining room with Wood Burner
- Gas Central Heating and Double Glazing
- Workshop and Store
- 2 First Floor Bedrooms & Large Bathroom
- EPC -

# Leiston Road, Knodishall

Attractive SEMI DETACHED COTTAGE with OFF ROAD PARKING, GARAGE, and SOUTH FACING GARDEN.

The popular village of Knodishall, which still retains its farm shop 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

### A Charming Semi-Detached Cottage in the Heart of a Popular Suffolk Village

This attractive red-brick semi-detached cottage, set beneath traditional slate roofs, sits proudly in the centre of a highly sought-after and conveniently located village. Enhanced by a thoughtful two-storey extension, the property offers generous accommodation, including a particularly spacious first-floor bathroom.

Approached from the rear via Saint Andrews Road—an unmade private lane—the property benefits from a concrete driveway providing off-road parking and access to a sizeable garage with an electric entrance door. Beyond the garage is a further store/workshop area complete with workbench and power supply, offering excellent practical space.

A hand gate from the driveway opens into a delightful south-facing garden, mainly laid to lawn with well-stocked borders. The garden leads to a charming split-level seating area, partly covered by a pergola, creating a perfect spot to enjoy the sunshine throughout the day. From here, an entrance door opens into the bright galley kitchen, fitted with ample cabinetry and work surfaces. A useful utility room and downstairs WC sit just off the kitchen.

Beyond the kitchen lies a well-proportioned living/dining room featuring a central staircase to the first floor. A painted timber mantle and woodburning stove, set on a pamment-tiled hearth, form an attractive focal point. To the rear, a second sitting room with casement doors opening onto the patio offers a versatile additional reception space—ideal as a study, snug, or occasional third

bedroom.

Upstairs, the gallery landing overlooks the rear garden. The principal bedroom, positioned at the front, includes fitted wardrobes, while the second bedroom enjoys views over the garden. The impressive first-floor bathroom is exceptionally spacious, fitted with a modern white suite including a separate bath and shower.

Well presented throughout, the cottage features gas-fired central heating, leaded-light double-glazed windows, and a wealth of exposed wall and ceiling timbers that enhance its warm cottage charm. Combined with practical amenities—off-road parking, a large garage/workshop, and a private south-facing garden—this home offers characterful yet functional living.

Perfectly positioned within easy reach of the well-served town of Leiston and the renowned seaside resort of Aldeburgh on the Suffolk Heritage Coast, this is a superb opportunity to acquire a delightful cottage in a vibrant and well-connected village.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains gas, electricity, water and drainage

## VIEWING ARRANGEMENTS

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: 20960/RDB.

## FIXTURES AND 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.



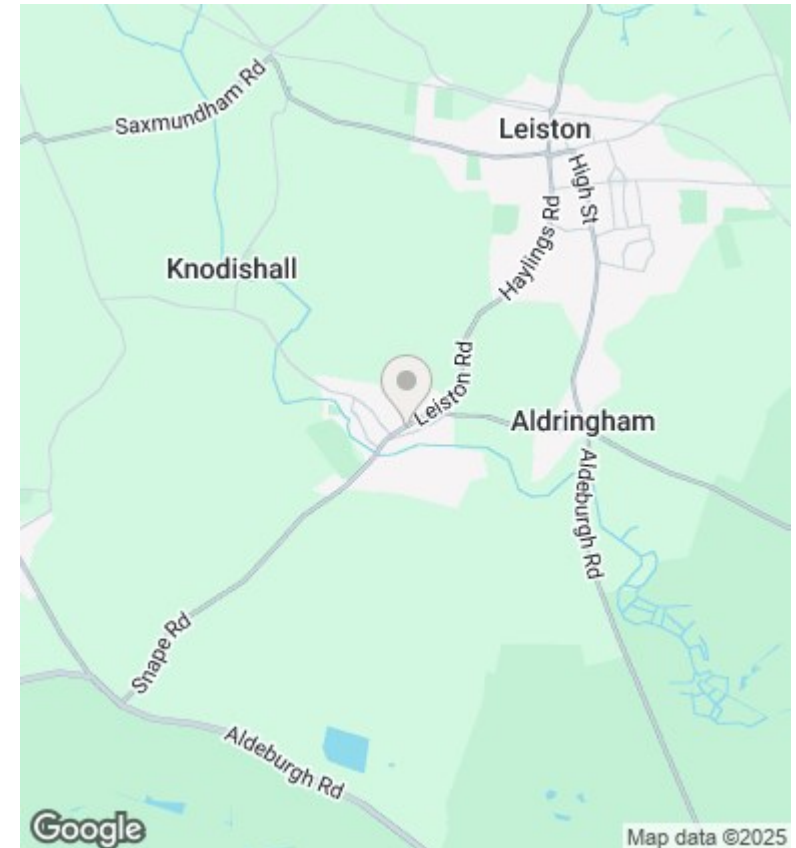



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

### 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)