



HEATH ROAD KNETTISHALL

F O R S A L E

- IDYLIC LOCATION
- 4 DOUBLE BEDROOMS
- PLOT OF APPROX 1.5 ACRES (sts)
- CHAIN FREE
- PEACEFUL AREA
- FANTASTIC VIEWS
- CHARACTER THROUGHOUT
- COUNCIL TAX BAND D
- EPC E

PRICE
£675,000



GD Estates are pleased to present this exceptional chain-free 4-bedroom detached family home, set in an idyllic location surrounded by woodland and open fields. Situated on a generous 1.5-acre plot (sts) in the peaceful village of Knettishall, this unique property was formerly two cottages and offers spacious and characterful accommodation.

Internally, the home features four bedrooms, a living room with a wood-burning stove, a dining room, a kitchen, a utility room, a cloakroom, and a family bathroom.

Externally, the property benefits from a garage and parking for multiple vehicles.

This is a rare opportunity to acquire a beautiful home in a stunning rural setting—call now to arrange your viewing!



LOCATION:

Knettishall is a picturesque rural village in Suffolk, known for its stunning countryside and tranquil surroundings. The area is famous for Knettishall Heath Nature Reserve, a vast expanse of heathland, woodland, and riverside walks, offering excellent opportunities for walking, cycling, and wildlife spotting.

Despite its peaceful setting, Knettishall is well-connected to nearby towns such as Thetford, Bury St Edmunds, and Diss, where a wider range of shops, schools, restaurants, and leisure facilities can be found. The village also benefits from good road links via the A1066 and A134, providing easy access to the A11 and A14, making commuting to Norwich, Cambridge, and London straightforward.

For those who enjoy a rural lifestyle with plenty of outdoor space, Knettishall is an ideal location, offering idyllic scenery, rich wildlife, and a strong sense of community.

PORCH:

The property is entered via a uPVC door into the internal porch, which gives further access to the internal hallway. x2 uPVC windows to side aspects.

INTERNAL HALLWAY:

Spacious internal hallway with stairs to first floor, understairs storage and providing access to ground floor accommodation.

KITCHEN

12' 1" x 8' 6" (3.7m x 2.6m):

A well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets set beneath square-edge granite-effect worktops with complementary tiled splashbacks. The space includes an inset stainless steel sink with drainer and mixer tap, an integrated electric oven and hob with extractor over, as well as a built-in dishwasher and fridge-freezer. 1x radiator. 2x uPVC windows to the rear aspect, offering stunning views of open fields.

DINING ROOM

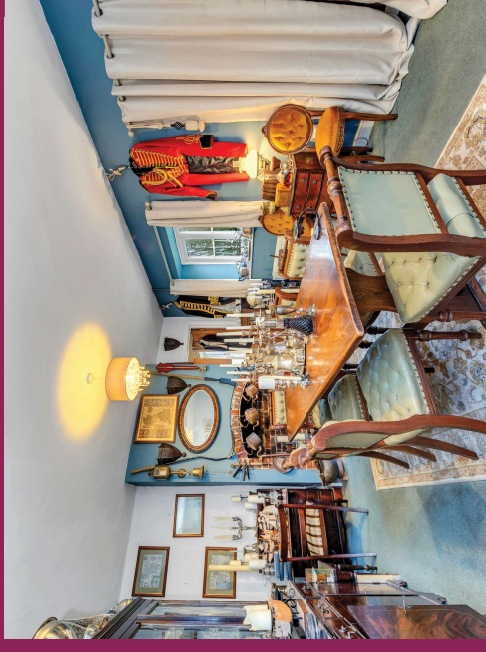
18' 0" x 11' 9" (5.5m x 3.6m):

Accessed from both the living room and kitchen, this characterful dining room features a charming brick fireplace with a tiled plinth. Dual aspect uPVC windows to the front and side provide plenty of natural light, while a wooden door offers direct access to the front of the property. 2x radiators.

LIVING ROOM

18' 0" x 11' 9" (5.5m x 3.6m):

A light and airy dual-aspect living room featuring a wood-burning stove set within a charming brick fireplace. uPVC windows to the front and side aspects provide plenty of natural light. 1x radiator.



UTILITY ROOM

6' 10" x 4' 3" (2.1m x 1.3m):

Featuring wall-mounted and under-counter cabinets beneath roll-edge wood-effect worktops. Space and plumbing for a washing machine and tumble dryer. Wall-mounted boiler. 1x radiator. uPVC window to rear aspect.

CLOAKROOM

8' 6" x 3' 3" (2.6m x 1m):

Low level WC, wall mounted wash hand basin, uPVC window to side aspect.

LANDING:

Spacious landing providing access to all of the first floor accommodation. 1x uPVC window to rear aspect. Storage cupboard.

BEDROOM 1

16' 4" x 11' 9" (5m x 3.6m):

Spacious main bedroom with x2 uPVC windows to front aspect. x2 radiators. Loft access.

BEDROOM 2

14' 1" x 8' 6" (4.3m x 2.6m):

Second double bedroom with dual aspect uPVC windows to the rear and side, offering stunning views of open fields. 1x radiator.

BEDROOM 3

11' 1" x 8' 6" (3.4 (max)m x 2.6m):

Third double bedroom with 1x uPVC window to front aspect and 1x radiator.

BEDROOM 4

11' 9" x 7' 10" (3.6m x 2.4m):

Fourth double bedroom with 1x uPVC window to front aspect and 1x radiator.

FAMILY BATHROOM

8' 6" x 8' 10" (2.6m x 2.7m):

Boasting a four-piece white suite comprising panelled bath, tiled shower cubicle with mains shower, low-level WC, and wall-mounted wash hand basin. Heated towel rail. uPVC windows to side and rear aspect



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

EXTERNALLY:

The property sits in a beautiful plot of approximately 1.5 acres (sts) predominantly laid to lawn, backing onto open fields and surrounded by woodland. A large detached garage sits on the plot, and there is plentiful parking available.

There is a woodland area which is available to purchase under separate negotiation.

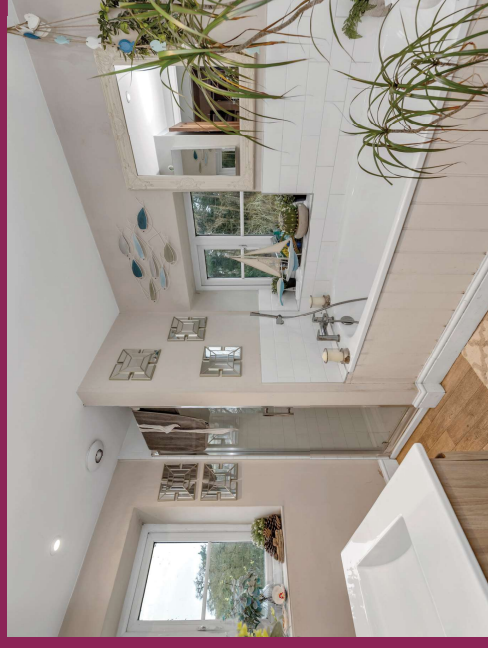
TENURE:

The property is FREEHOLD, chain free and will be sold with vacant possession

UTILITIES:

The property offers mains electricity, borehole water supply, septic tank and oil fired central heating.

Council tax band D (West Suffolk Council)



01284 750891

sales@gdestates.co.uk

14, The Traverse, Bury St Edmunds, IP33 1BJ



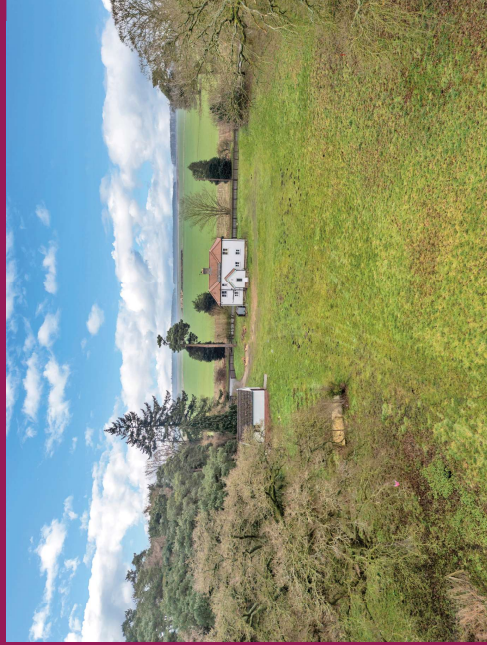
01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ



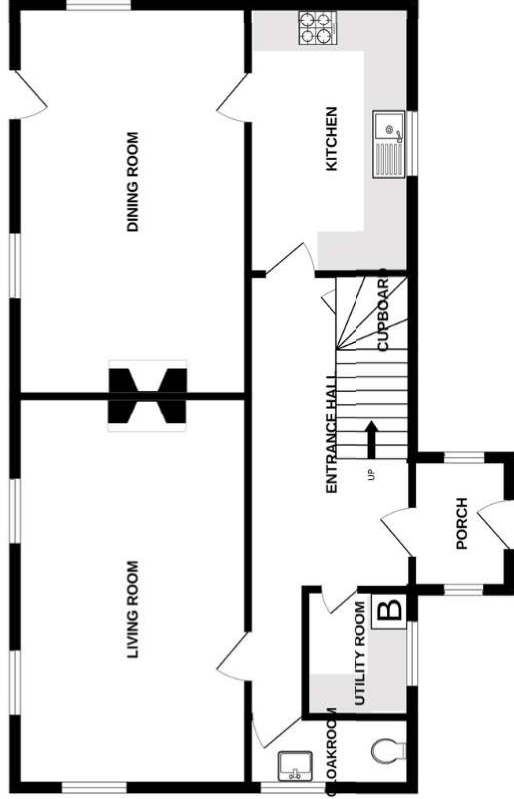
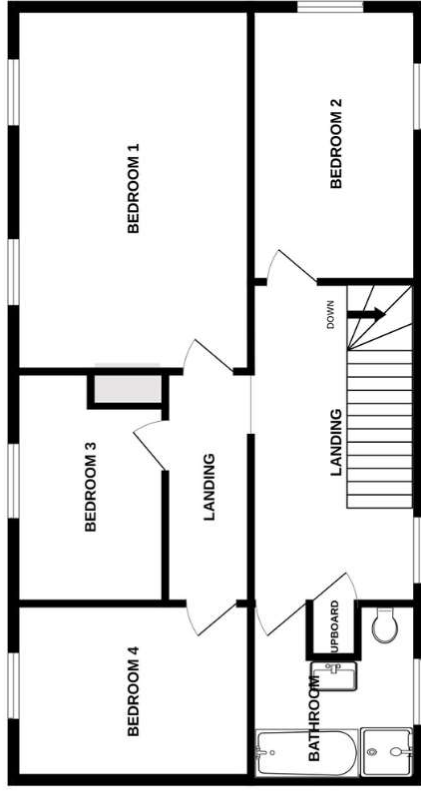
01284 750891



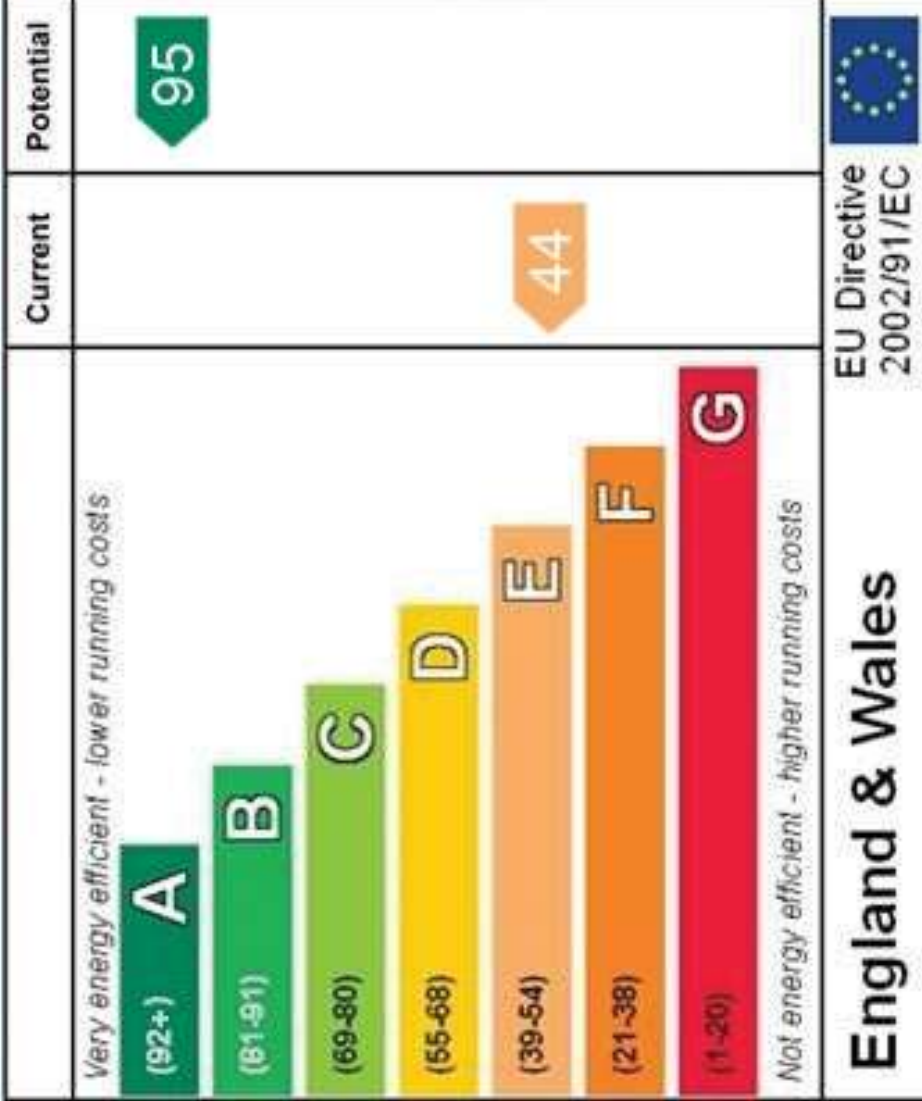
sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ



Energy Efficiency Rating



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ