



JENNIE JONES
EST. 1993
ESTATE AGENTS

POST OFFICE ROAD

Knodishall | Suffolk

£349,995

7 BURRELLS COTTAGES, KNODISHALL, IP17 1UF

Saxmundham Station - 0.2 miles

Leiston - 4.5 miles

Framlingham - 7.5 miles

- Entrance Porch ● Sitting Room ● Dining Room ● Kitchen ●
- Shower Room ● Two Bedrooms ● Bathroom ●
- Enclosed Rear Gardens ● Studio ●

The Property

This tucked away cottage offers a welcoming atmosphere throughout. The front door opens to a cosy sitting / dining room with feature fireplace, and cottage-style windows.

A bright and airy sitting room with feature fireplace and cupboards either side of the chiney breast along with understair cupboard leads through to

The kitchen - beautifully fitted, offering a mix of classic charm and modern convenience, with solid wood worktops, integrated appliances, and garden views. A useful utility area leads onto downstairs shower room and cloaks.

Upstairs, the principal bedroom is bright and spacious with a wall of fitted wardrobes - leads to a contemporary en-suite shower room. The second bedroom is a comfortable double with a cupboard.

Every detail has been carefully considered, with the property benefiting from programmable storage heating, insulated external render, and 13 solar panels, offering improved efficiency and reduced running costs.

The gardens are a highlight - private, mature, and beautifully planted, offering an array of colour throughout the seasons. There's a garden room/studio/office, perfect as a creative workspace or peaceful retreat, along with four brick stores, a

A beautifully presented Suffolk cottage combining period charm with modern efficiency, just minutes from the coast.



pond, and well-tended borders.

A lovely terrace provides space for al fresco dining and relaxing, surrounded by established trees and shrubs. The property also benefits from a useful side access and street parking nearby

The Location

Knodishall is a well-regarded village set just a few miles inland from the popular coastal town of Aldeburgh. The village enjoys a strong community feel and offers a pub, village hall, and recreation ground, while everyday amenities can be found in nearby Leiston and Saxmundham, the latter offering rail services to Ipswich and London Liverpool Street. Surrounded by open countryside, the area is a haven for walkers and nature lovers, with Snape Maltings, RSPB Minsmere, and the Suffolk Coast & Heaths Area of Outstanding Natural Beauty all close by

Services - Mains electricity, water and drainage

Programmable electric storage heating

13 solar PV panels (owned)

External insulation with acrylic render

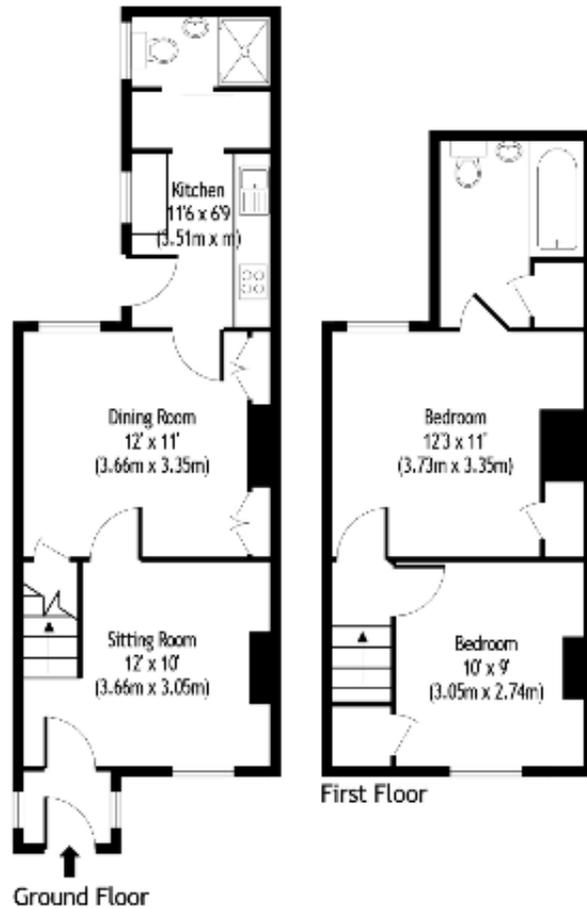
Local Authority and Council Tax Band

East Suffolk Council - Tax Band: B

EPC Rating: B



7 Burrells Cottages, Knodishall
Approx. Gross Internal Floor Area - 693 Sq ft / 64 Sq M



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