



11 Nightingale Close
Knodishall | Saxmundham | Suffolk | IP17 1GQ

LIGHT, SPACE & STYLE



Occupying a superb position within this exclusive collection of individually designed homes, this exceptional detached residence perfectly combines contemporary architecture with timeless Suffolk craftsmanship.

Designed to maximise natural light and effortless family living, the property showcases an impressive double-height glazed elevation, beautifully proportioned accommodation with an outstanding open plan kitchen, dining and living space that forms the true heart of the home. From the handcrafted oak staircase, premium kitchen to the luxurious principal suite with private balcony overlooking the garden, every detail has been carefully considered to create a home of enduring quality, comfort and style.



KEY FEATURES

- Individually Designed Contemporary Barn-Style Detached Residence
- Approximately 2,436 sq. ft. of Beautifully Appointed Accommodation
- Spectacular Open Plan Kitchen, Dining and Family Room with Full-Height Glazing
- Premium Bespoke Kitchen with Quartz Worktops and Bosch Integrated Appliances
- Four Generous Double Bedrooms including Magnificent First-Floor Principal Suite
- Luxurious Bathrooms finished with Contemporary Porcelain Tiling and Premium Fittings
- Beautiful Oak Staircase leading to a Light-Filled Galleried Landing
- Utility Room, Excellent Storage and High Specification Throughout
- Landscaped Gardens with Generous Entertaining Terrace, Driveway and Double Car Port
- Exclusive Development within the Desirable Suffolk Village of Knodishall

From the moment you arrive, it is immediately apparent that this is far more than simply another new home. Inspired by the traditional agricultural buildings that define the Suffolk countryside, the attractive blend of brick, timber cladding and clay pantile roofing creates a home that sits effortlessly within its surroundings while delivering all the benefits expected from contemporary living.

Designed To Impress

Stepping inside, the sense of quality is immediate. Soft neutral interiors, beautifully crafted oak joinery and carefully considered architectural details combine to create a calm, welcoming atmosphere that feels both elegant and practical. The generous reception hall offers an impressive first impression, while the feature oak staircase immediately draws the eye upwards towards the galleried landing beyond. Throughout the home, generous glazing ensures every room enjoys exceptional levels of natural light, giving each space an uplifting and welcoming feel regardless of the season.

The Heart Of The Home

The defining feature of the property is undoubtedly its magnificent open plan kitchen, dining and living space. Designed with modern lifestyles firmly in mind, this exceptional room effortlessly combines everyday family living with stylish entertaining. The bespoke kitchen is beautifully appointed with an extensive range of contemporary cabinetry complemented by elegant quartz worktops and a substantial central island that naturally becomes the social hub of the home. Premium Bosch appliances are seamlessly integrated throughout, while generous preparation space ensures the kitchen is equally suited to busy family life or hosting larger gatherings.





KEY FEATURES

Beyond the kitchen, the dining and sitting areas flow beautifully together beneath the impressive vaulted ceiling and striking full-height glazed elevation. Large sliding doors frame uninterrupted views across the garden whilst allowing the living space to spill effortlessly onto the generous porcelain terrace during the warmer months. Whether enjoying relaxed family breakfasts, entertaining friends or hosting summer celebrations, the entire space has been designed to bring people together whilst maintaining an effortless sense of style. A well-equipped utility room provides valuable additional workspace, ensuring the principal living areas remain uncluttered and beautifully organised.

Beautifully Balanced Living

The accommodation has been thoughtfully planned to offer exceptional flexibility for a wide variety of buyers. Three generously proportioned bedrooms are located on the ground floor, making the property equally appealing for growing families, those requiring multi-generational living or purchasers seeking the convenience of predominantly single-storey accommodation. Each bedroom enjoys attractive garden or courtyard views and is served by beautifully designed bath and shower rooms finished to an exceptional specification. Large-format marble-effect porcelain tiling, floating vanity units, contemporary sanitaryware and frameless glass shower enclosures create luxurious spaces reminiscent of a boutique hotel. Occupying the first floor entirely, the magnificent principal suite provides a peaceful sanctuary away from the main living accommodation. The spacious bedroom enjoys wonderful elevated views across the gardens through extensive glazing, whilst doors open onto a private balcony creating the perfect place to enjoy a morning coffee or peaceful evening retreat. A beautifully appointed dressing area leads naturally into the luxurious en suite shower room, creating an elegant and highly functional private suite that rivals many luxury hotels.

Exceptional Outdoor Living

The gardens have been carefully designed to complement both the architecture and the surrounding landscape. Directly accessed from the principal living accommodation, the generous porcelain terrace provides an ideal setting for outdoor dining, entertaining or simply relaxing throughout the warmer months. Beyond, the lawned gardens offer ample space for children to play, keen gardeners to enjoy or pets to roam safely, whilst mature trees surrounding the development create an attractive sense of privacy and establish the home within its peaceful setting. To the front, a generous private driveway provides excellent parking alongside the substantial double open-fronted car port, ensuring practicality is delivered alongside the home's impressive aesthetic appeal. This exclusive development has been thoughtfully landscaped to create a community that already feels established, with attractive planting, mature boundaries and carefully designed open spaces enhancing the overall sense of quality throughout.





























INFORMATION



Services, District Council and Tenure

Gas Central Heating; Underfloor Heating Downstairs Mains Water, Mains Drainage
Fibre to Premises Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

East Suffolk District Council - Council Tax Band TBC

Freehold

On The Doorstep

Knodishall is a vibrant village, combining a welcoming community atmosphere with excellent access to the Heritage Coast. The nearby coastal town of Aldeburgh offers its famous beach, independent boutiques, renowned restaurants and sailing facilities, whilst the charming seaside town of Thorpeness provides picturesque walks, boating on the Meare and one of Suffolk's most recognisable coastal settings. Snape Maltings, home to internationally acclaimed music and cultural events, is also within easy reach. Everyday amenities can be found in nearby Leiston, while the surrounding countryside provides countless opportunities for walking, cycling and exploring the beautiful Suffolk landscape.

How Far Is It To?

The property enjoys an exceptionally convenient position for both the Suffolk coast and surrounding market towns. Leiston is approximately 2 miles away for everyday shopping and schooling, while Aldeburgh lies around 4 miles from the property, offering its renowned beach, restaurants and independent shops. Thorpeness is approximately 3.5 miles away, with Snape Maltings reached in around 9 miles. Saxmundham railway station is approximately 6 miles away, providing services to Ipswich and London Liverpool Street via connecting routes. Southwold can be reached in around 18 miles, with Woodbridge approximately 19 miles away and Ipswich around 26 miles.

Directions - Please Scan QR Code Below

From Beccles, take A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until you reach Yoxford. Then turn left onto B1122 towards Leiston and through the village of Theberton. Continue following the road until you come into Leiston. You will approach a four way set of traffic lights. Follow the road straight and continue through Leiston until you reach the village of Knodishall. Turn Left onto Judith Avenue and follow the road down to the end of the road. The development will be on the right.

What Three Words Location

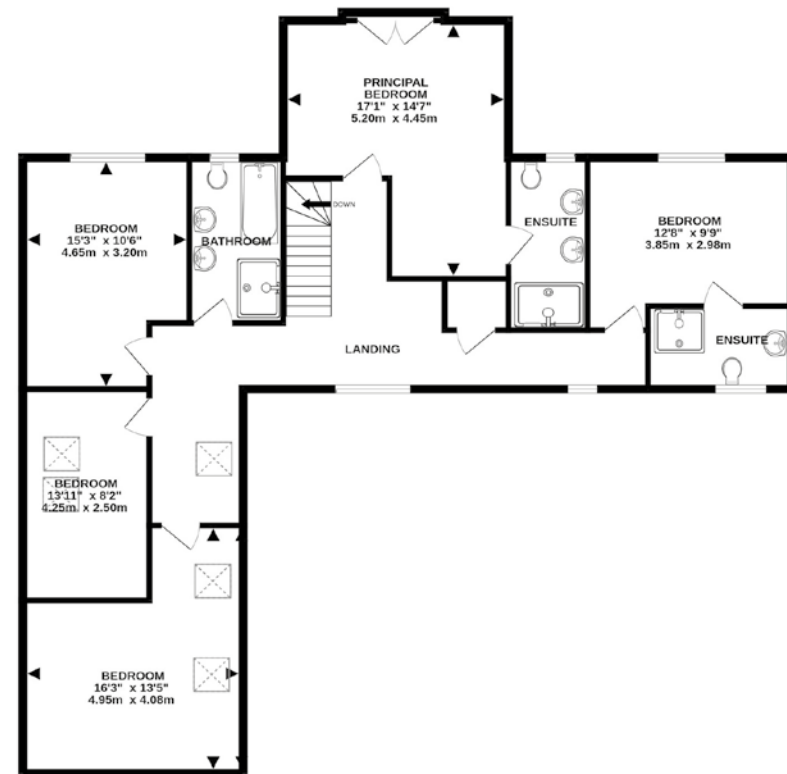
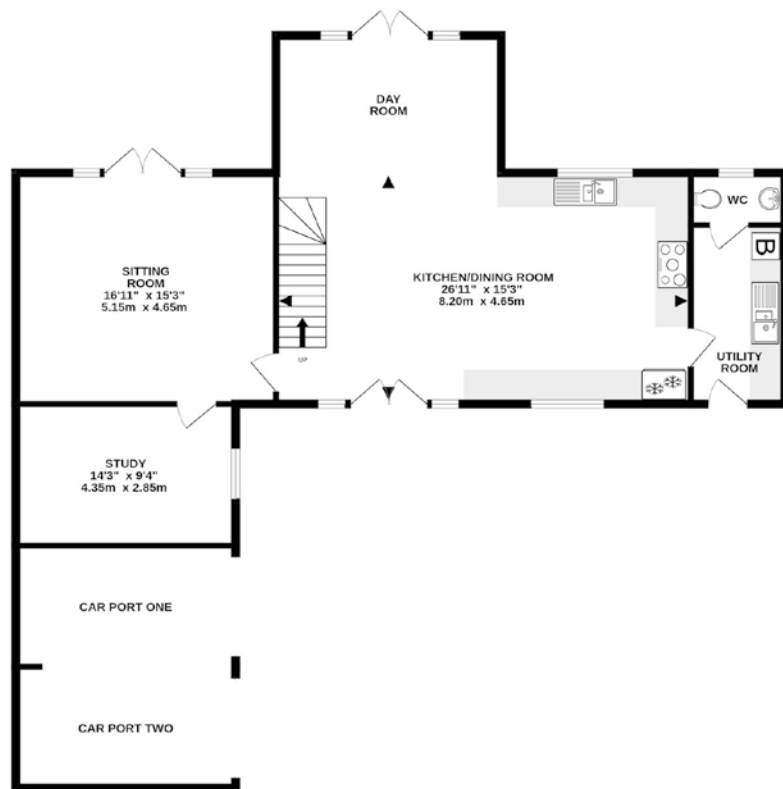
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [appointed.clinic.reject](#)

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