



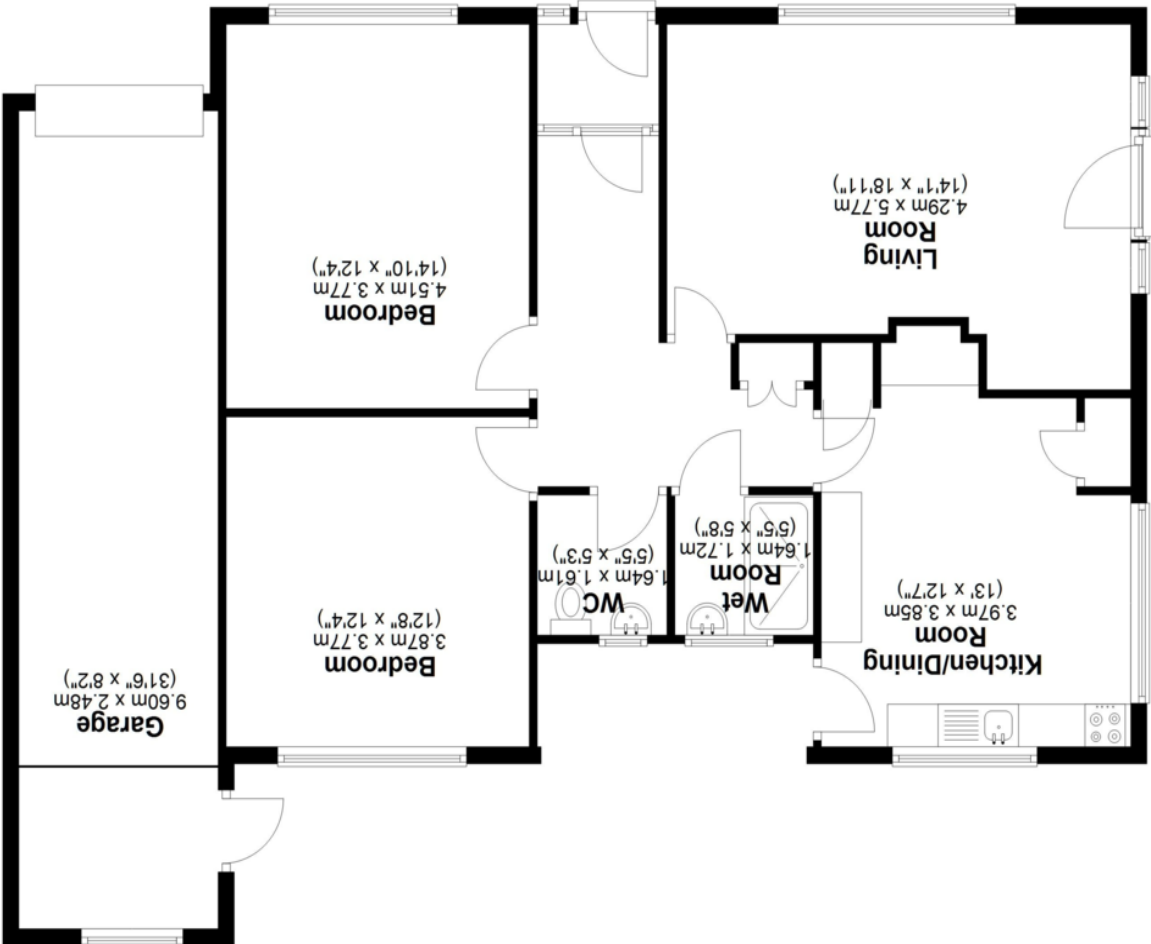
Knodishall, Suffolk,

Offers In Excess Of £350,000

**About us:** Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded there services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Buyers however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		
Current		
80		
60		



Ground Floor  
Approx. 120.0 sq. metres (1291.2 sq. feet)



Total area: approx. 120.0 sq. metres (1291.2 sq. feet)



**Druce Estate & Letting Agents Ltd**  
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Property Summary

Nestle down a private drive serving only 3 properties backing onto Knodishall Common offering lovely walks yet only steps from the local shop/pub and short drive to the glorious Heritage Coast. This detached spacious 2-bedroom bungalow with a bright kitchen, wet room and living room with fireplace, is a comfortable home to move into or extend? Complete with good size private garden with Koi pond(no fish) and double length garage/workshop with inspection pit and parking for 3 cars. NO CHAIN -FAST POSSESSION POSSIBLE.

Property Features

- Spacious, modernized Bungalow with room to extend
- 2 Large bedrooms plus wet room and cloakroom
- Double aspect kitchen/diner overlooking garden with Koi Pond
- Living room with fireplace and double aspect windows and door to garden
- Long garage with electric door incorporating workshop and inspection pit
- Set off a private drive which serves three homes
- Parking for three cars on the driveway
- Nearby local shop and pub
- Short drive to Aldeburgh/Thorpeness and Towns



Property Description

Internal Floor area – Approximately 120 sq mts. (1291 Sq ft)

Front door to porch with glazed door panel.  
Inner door to hallway;

Wide hallway with doors to;

**Living Room** 4.29m x 5.77m (14'1"x 18'11")  
Window to side garden, 2 windows and Centre door to rear garden and cozy fireplace

**Bedroom 1** 4.51mx3.77m (14'10" x 12'4")  
Window to front aspect.

**Bedroom 2** 3.87m x 3.776m (12'8"x12'4")  
Window to rear overlooking garden.

Off hallway  
**WC** 1.64 1.61 (5.5" 5.3")

**Wet room** 1.64m 1.72(5.5" 5.8")  
Window to rear, electric wall mounted shower with adjustable showerhead, pedestal hand basin and extractor fan.  
Off hallway;

**Cloak room**  
Window to rear, older style wc, vanity unit with inset sink and 2 door cupboards below.  
Cupboard to house coats and storage.

**Kitchen/Dining Room** 3.97m x 3.85m (13' x 12'7")  
Window to side and rear garden. Range of contemporary upper and lower cabinets and draws, space for slot in electric cooker, freezer, under counter washing machine and integrated dishwasher. Wall mounted gas fired boiler, pantry and cupboard housing the hot water tank and shelves.

Outside

**Attached Garage:** 9.60m x 2.48m (31'6" x 8'2") double length with electric door, inspection pit and attached workshop to rear. Generous driveway to the front which can accommodate 3 cars. Enclosed rear garden, mainly laid to lawn with mature trees and shrubs, shed and large koi pond (filtration system available) or (could be paddling / splash pool?) backing onto Knodishall common with lovely country walks. A mature private garden to enjoy all year round with plenty of room if you wish to extend or build a summerhouse/office

Viewings

By accompanied appointment with a member of staff.

Local Authority

East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

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Tax Band

Council Tax Band C.

**NB** Items depicted in the photographs are not necessarily included in the sale.

Services

Electricity, gas, mains drain, and water are connected to the property.

Thinking of moving?

Can we help you with an up-to-date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.

