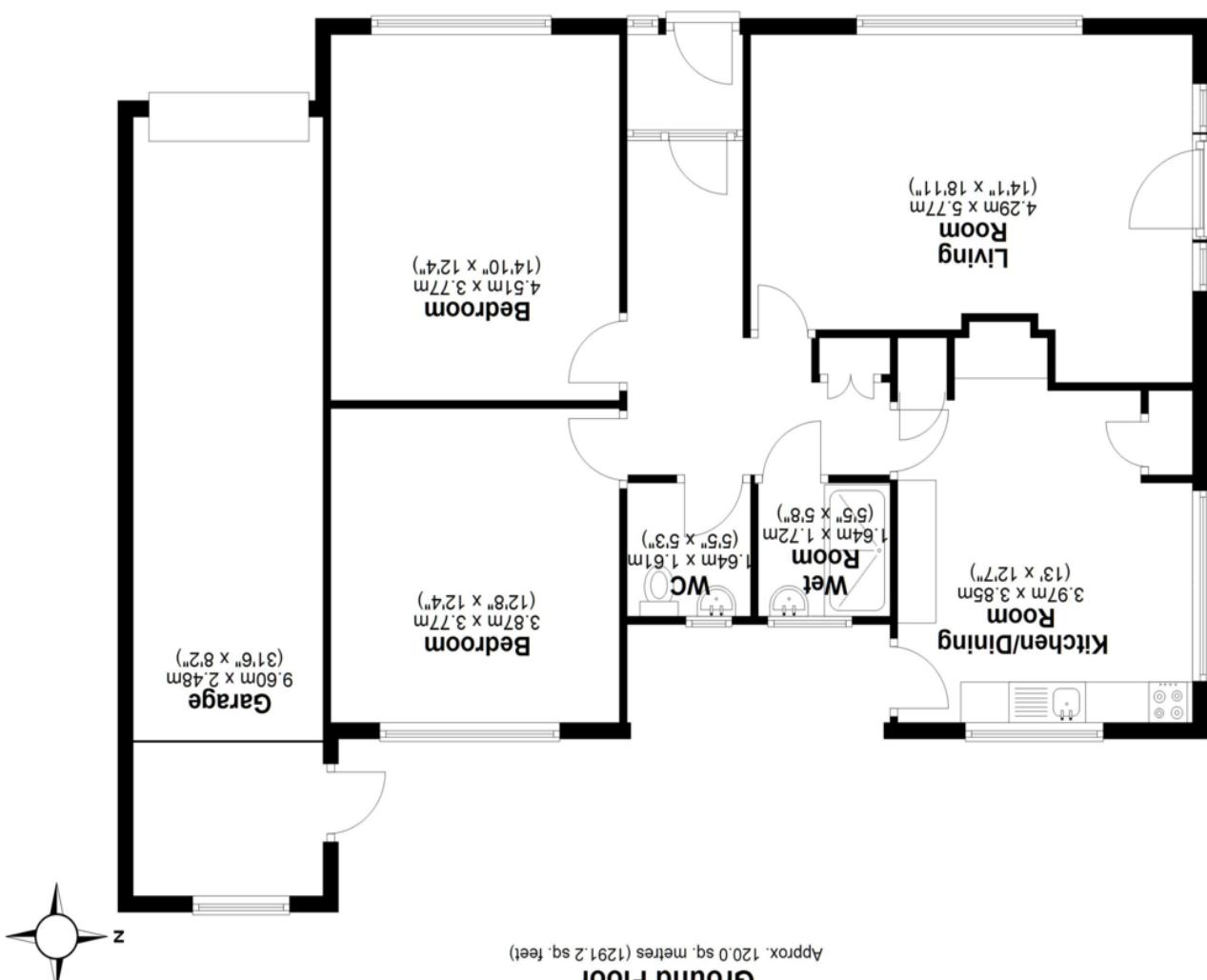




Druce Estate & Letting Agents Ltd
3 High Street, Leliston, Suffolk, IP16 4EL 01728 833 887
sales@druceestateagents.co.uk

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



A modern brick bungalow with a tiled roof and a garage, set in a sunny garden. The house has a central entrance with a double door, flanked by two large windows. The garage on the right has a brown roller door. The property is surrounded by a lawn and some trees under a clear blue sky.

Knodishall, Suffolk,

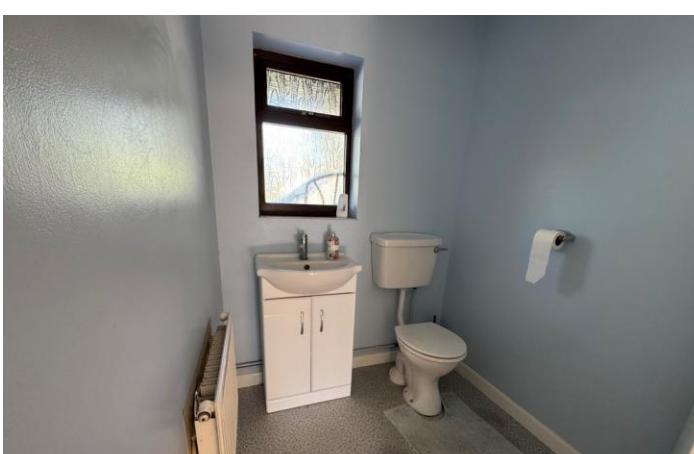
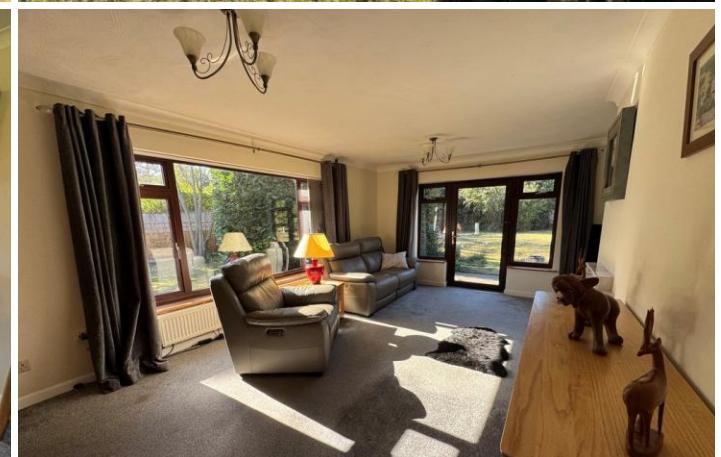
Offers In Excess Of £350,000

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" x 12'4")
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

Tel: 01394 383 789

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.