



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

 FINE & COUNTRY

LUXURY VILLAGE LIVING



Combining the timeless character of traditional Norfolk architecture with the confidence and efficiency of modern construction, this exceptional detached residence delivers beautifully designed single-storey accommodation.

From the breathtaking vaulted kitchen and family room with its magnificent exposed oak trusses, to the luxurious principal suite and generous landscaped garden, every element has been carefully considered to create a home that is equally suited to relaxed family life and sophisticated entertaining. Situated within an exclusive village development, this is a home that offers style, practicality and enduring quality in equal measure.



KEY FEATURES

- A Brand New Detached Executive Bungalow extending to approximately 1,852 sq.ft.
- Spectacular 30ft Open Plan Kitchen, Dining and Living Room beneath Vaulted Ceilings with Exposed Oak Trusses
- Bespoke Shaker-Style Kitchen with Quartz Worktops, Large Central Island and Integrated Appliances
- Four Generous Double Bedrooms including Luxurious Principal Suite with Dressing Area and En-Suite
- Two Further Contemporary Bath/Shower Rooms finished to an Exceptional Standard
- Separate Fully Fitted Utility Room with External Access
- Underfloor Heating Throughout with High Quality Energy-Efficient Specification
- Double Cart Lodge with Excellent Driveway Parking
- Generous Enclosed Rear Garden with Extensive Sandstone Terrace
- Situated within an Exclusive Development in the Sought-After Suffolk Village of Knodishall, moments from Aldeburgh and the Heritage Coast

There are homes that simply provide accommodation, and there are homes that create an experience from the very moment you step inside. This outstanding bungalow unquestionably belongs in the latter category.

A Home Designed To Impress

The welcoming entrance hall immediately establishes the quality found throughout, with engineered oak flooring flowing effortlessly through the principal living spaces and a calm, contemporary palette providing the perfect backdrop to the impressive architecture beyond. As the hallway opens into the heart of the home, the full impact of the spectacular open plan living space is revealed. Stretching to approximately thirty feet in length, the room is defined by an extraordinary vaulted ceiling framed by magnificent exposed oak trusses, creating both scale and warmth in equal measure. Flooded with natural light from multiple windows and wide bi-fold doors opening directly onto the terrace, the room effortlessly connects inside and outside living. Whether hosting large family celebrations, entertaining friends or simply enjoying everyday life, this exceptional space adapts beautifully to every occasion.

The Heart Of The Home

The bespoke shaker kitchen has been thoughtfully designed to combine timeless elegance with modern practicality. Painted cabinetry is complemented by beautiful quartz work surfaces and an impressive oversized island that naturally becomes the focal point for cooking, dining and conversation. Integrated appliances blend seamlessly into the design while generous preparation areas make the kitchen as practical as it is visually striking. The expansive island comfortably accommodates informal dining, whilst the adjoining living and dining areas offer complete flexibility for larger gatherings.





KEY FEATURES

A fully fitted utility room continues the same high specification, featuring matching cabinetry, additional worktop space and direct external access, ensuring everyday household tasks remain discreetly separate from the main entertaining areas. Throughout, carefully considered lighting, premium finishes and outstanding craftsmanship reinforce the sense that this is a home built without compromise.

Beautifully Balanced Accommodation

The bedroom accommodation has been arranged with privacy and comfort firmly in mind. Positioned away from the remaining bedrooms, the principal suite offers an indulgent retreat featuring generous proportions together with a beautifully appointed en suite shower room. It provides a peaceful sanctuary at the end of the day while enjoying complete separation from family or guest accommodation. Three further double bedrooms provide exceptional flexibility for growing families, visiting guests or those seeking dedicated home office space.

The luxurious bathrooms continue the contemporary aesthetic established throughout the home, finished with elegant marble-effect porcelain tiling, floating vanity units, illuminated mirrors and premium chrome fittings. Every detail reflects the same commitment to quality seen elsewhere within the property.

Outdoor Living

Stepping outside, the generous rear garden provides the perfect extension of the home's impressive living accommodation. A broad sandstone terrace sits immediately outside the bi-fold doors, creating an ideal setting for summer dining, entertaining or simply enjoying the peaceful surroundings. Beyond, the expansive lawn offers plenty of space for children to play, keen gardeners to create landscaped borders or simply to appreciate the sense of openness rarely found with modern homes. Fully enclosed by quality fencing and traditional brick walls, the garden enjoys an excellent degree of privacy while providing a safe and secure environment for both children and pets.

The double cart lodge and extensive driveway complete the practicality of the property, offering ample parking alongside useful covered storage.

























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

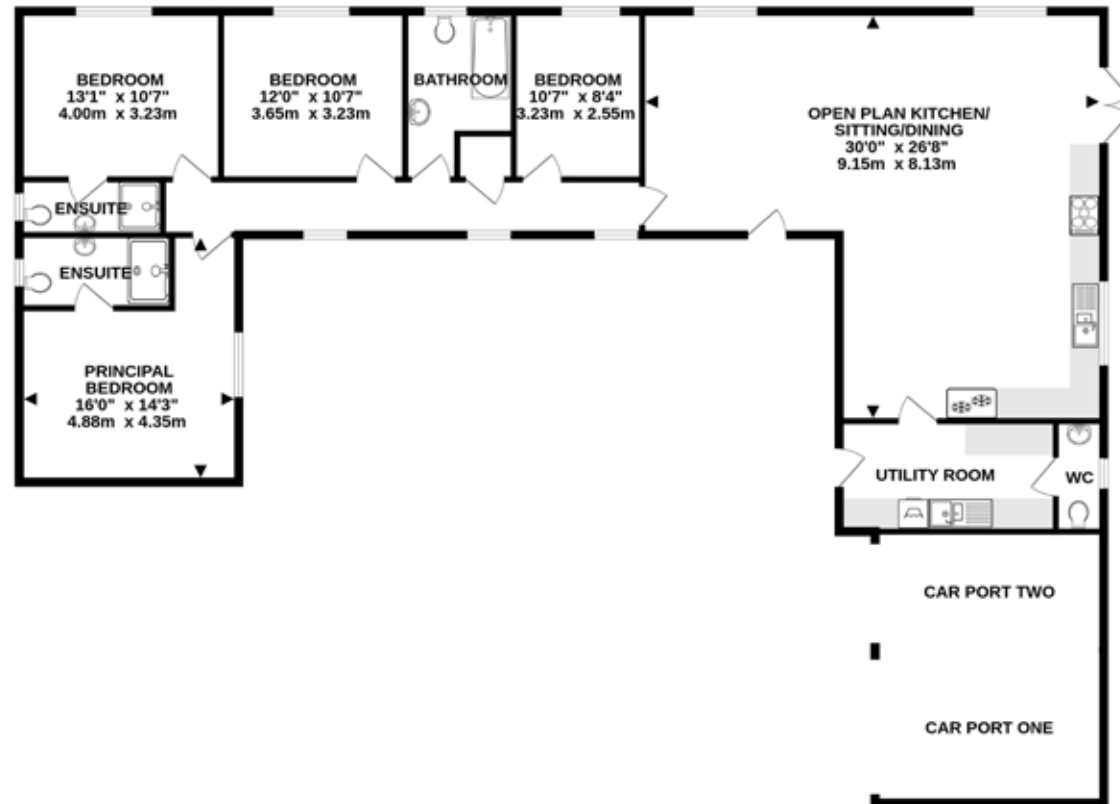
From Beccles, take A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until you reach Yoxford. Then turn left onto B1122 towards Leiston and through the village of Theberton. Continue following the road until you come into Leiston. You will approach a four 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...
[tightest.nooks.chilled](#)



GROUND FLOOR
1852 sq.ft. (172.1 sq.m.) approx.



TOTAL FLOOR AREA: 1852 sq.ft. (172.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

