



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

CONTEMPORARY COUNTRY



Occupying one of the finest positions within the exclusive Nightingale Close development, this outstanding detached residence is a home where timeless Suffolk architecture meets contemporary craftsmanship.

The property has been thoughtfully designed to offer beautifully balanced accommodation over two floors, providing exceptional flexibility for modern family life.

From the handcrafted oak staircase and bespoke shaker kitchen to the generous gardens, double oak-framed cart lodge and mature setting beneath an impressive oak tree, every detail reflects quality, comfort and enduring style.



KEY FEATURES

- An Individually Designed Detached Village Residence of approximately 2,180 sq.ft.
- Five Generous Bedrooms arranged over Two Floors
- Exceptional 33ft Kitchen/Breakfast Room with Quartz Island
- Separate Dining Room and Spacious Dual-Aspect Sitting Room
- Contemporary Double-Sided Wood Burning Stove
- Study/Home Office and Separate Utility Room
- Principal Suite with En-Suite plus Further Guest En-Suite
- Luxury Family Bathroom and Cloakroom
- Oak-Framed Double Cart Lodge with Extensive Parking
- Private Wrap Around Gardens within an Exclusive Development

Every aspect of the layout has been created with family living in mind. The welcoming reception hall, complete with a beautiful oak staircase, immediately establishes the quality found throughout the home.

Crafted Around Family Life

Oak flooring flows into the heart of the property where the magnificent kitchen and breakfast room provides an outstanding social space. Finished with elegant shaker cabinetry, quartz worktops, a substantial central island and integrated appliances, it effortlessly combines everyday practicality with sophisticated entertaining. The adjoining dining room creates a natural extension for larger gatherings, while the separate utility room and dedicated study ensure the home works just as well for modern working life as it does for relaxed family living.

Spaces Designed To Entertain

The dual-aspect sitting room is flooded with natural light and enjoys French doors opening directly onto the gardens. A contemporary double-sided wood burning stove forms an impressive architectural focal point, linking the sitting room with the kitchen to create warmth, atmosphere and character throughout the principal living spaces. Neutral décor, quality finishes and generous proportions provide the perfect backdrop whether hosting friends, celebrating family occasions or simply enjoying quieter evenings at home.





KEY FEATURES

Flexible Luxury Across Two Floors

This Beautiful modern home is arranged over two beautifully planned levels, creating privacy and versatility for growing families, guests or multi-generational living. The principal bedroom enjoys its own luxurious en suite, complemented by a further en suite guest bedroom and a stylish family bathroom. There are three additional spacious bedrooms, offering wonderful independence for older children, visiting relatives or hobbies, ensuring the home can evolve effortlessly with changing lifestyles.

Outside and Lifestyle

The gardens wrap gracefully around the property, enclosed by attractive brick walls and quality fencing to create a secure and private environment. Expansive paved terraces, extensive parking and the impressive oak-framed double cart lodge reinforce the feeling of space and quality, while the magnificent mature oak tree at the entrance to the property provides an established landscape rarely found with a newly built home. Positioned within an exclusive collection of individually designed residences, the development successfully blends traditional Suffolk materials with contemporary design to create a setting of lasting appeal.





























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.

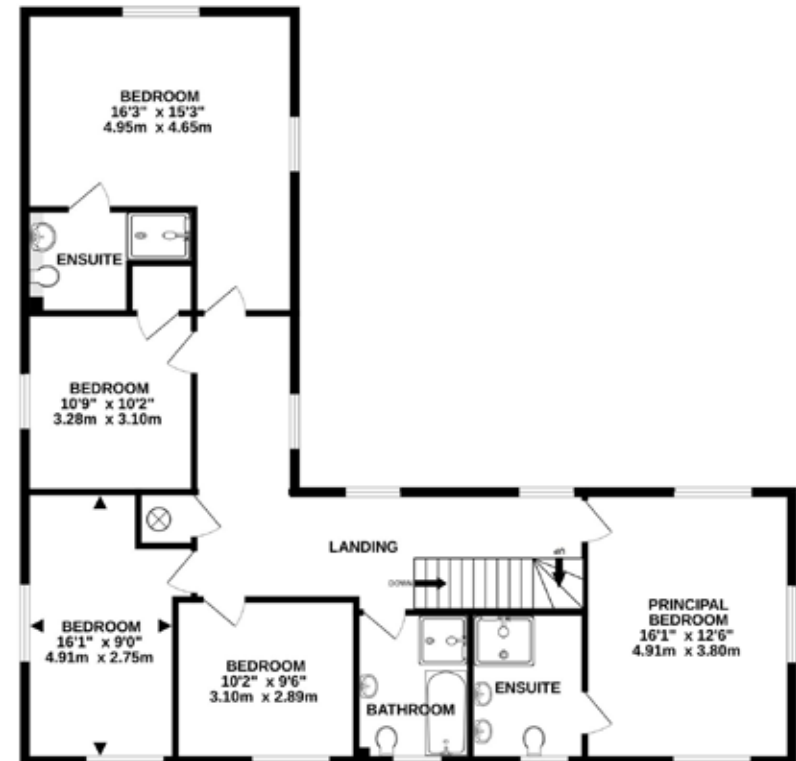
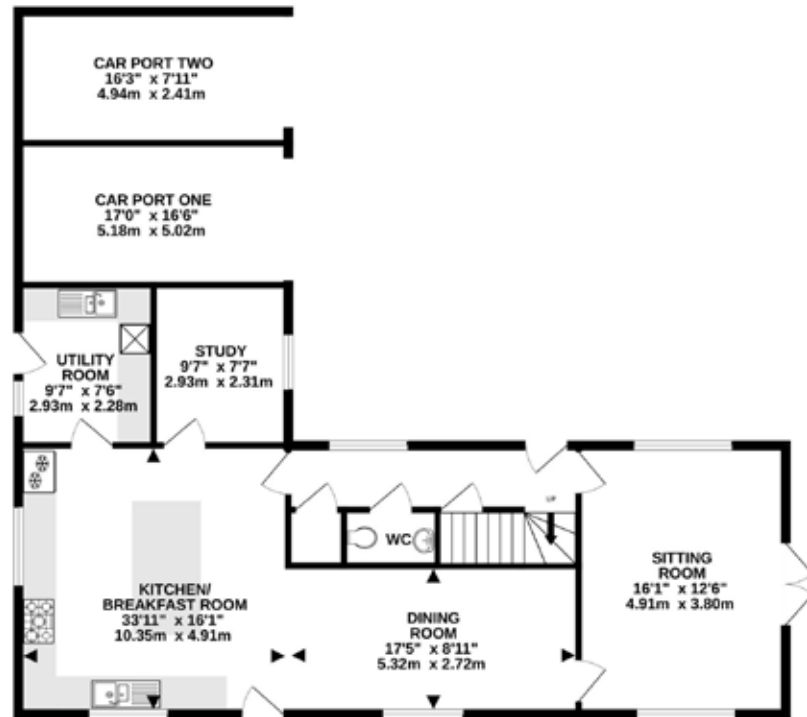
Directions - Please Scan QR Code Below

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... [initiated.reinvest.innovator](https://www.threewords.co.uk/)





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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