



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

 FINE & COUNTRY

CONTEMPORARY LIVING



Occupying one of the finest positions within this exclusive collection of individually designed homes, this outstanding detached residence offers beautifully crafted accommodation.

Backing onto mature woodland and enjoying one of the largest plots within the development, the property combines timeless Suffolk architecture with contemporary design, creating a home that is both striking in appearance and effortlessly practical.

Designed for modern family life, every detail has been carefully considered, from the generous reception spaces and elegant kitchen to the luxurious bedroom accommodation and landscaped gardens.



KEY FEATURES

- Approximately 2,865 sq. ft. of Beautifully Appointed Accommodation
- Five Generous Bedrooms including Luxurious Principal Suite
- Exceptional Open-Plan Kitchen, Breakfast and Family Room
- Separate Sitting Room, Study and Playroom
- Double Oak-Framed Cart Lodge and Extensive Parking
- Landscaped Gardens backing onto Mature Woodland
- Premium Specification Throughout
- Three Beautiful Bath/Shower Rooms
- Exclusive Private Development Close to Aldeburgh, Thorpeness and the Heritage Coast

Stepping through the front door, the sense of space is immediate. A welcoming reception hall, flooded with natural light and centred around an elegant oak staircase, sets the tone for the quality that continues throughout the home. Every detail has been carefully considered, from the warm natural finishes and handcrafted joinery to the seamless flow between the principal living spaces.

Designed For Contemporary Living

At the heart of the property lies the impressive open-plan kitchen, breakfast and family room. Designed to become the social hub of everyday life, this expansive space effortlessly brings together cooking, dining and entertaining. The large central island naturally becomes a place for family breakfasts, helping with homework or gathering with friends over drinks, while generous worktops and excellent storage ensure the kitchen is as practical as it is beautiful.

Flowing directly from the kitchen is the spacious dining area, perfectly positioned for both informal family meals and larger celebrations. Beyond, the elegant sitting room provides a quieter retreat, with wide glazed doors framing views across the gardens and inviting the outside in during the warmer months. Complemented by a separate study and dedicated playroom, the home offers exceptional flexibility, allowing every member of the household to enjoy their own space while remaining connected.

Space For Every Generation

One of the greatest strengths of this home is the versatility of its accommodation. Designed with family life firmly in mind, it offers the flexibility to evolve alongside changing lifestyles, whether accommodating growing children, welcoming visiting relatives or providing dedicated areas for home working.





KEY FEATURES

The principal suite provides a peaceful sanctuary with generous proportions and a beautifully finished en suite, while the remaining bedrooms are equally well appointed and served by stylish bath and shower rooms. Every room reflects the same meticulous attention to detail, creating a sense of consistency and understated luxury throughout.

Equally valuable are the additional spaces that enhance day-to-day living. A dedicated study offers an ideal environment for remote working, while the separate playroom or media room can adapt to suit changing family needs, becoming a games room, snug, gym or hobby room as life evolves.

Outdoor Living

The exceptional gardens are undoubtedly one of the defining features of this remarkable property. Occupying one of the largest plots within the development, the outdoor space has been thoughtfully designed to complement the generous proportions of the house while making the very best of its enviable woodland backdrop.

Extensive sandstone terraces create a series of inviting outdoor seating areas, perfect for entertaining family and friends or simply relaxing with a morning coffee. Beyond, expansive lawns provide ample space for children to play, pets to explore and keen gardeners to create their own vision.

The mature woodland beyond the rear boundary provides an ever-changing natural backdrop throughout the seasons, enhancing both privacy and tranquillity. To the front, a generous block-paved driveway and handsome oak-framed double cart lodge complete an arrival experience worthy of a home of this caliber.





























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... [coining.lunch.nuzzling](#)

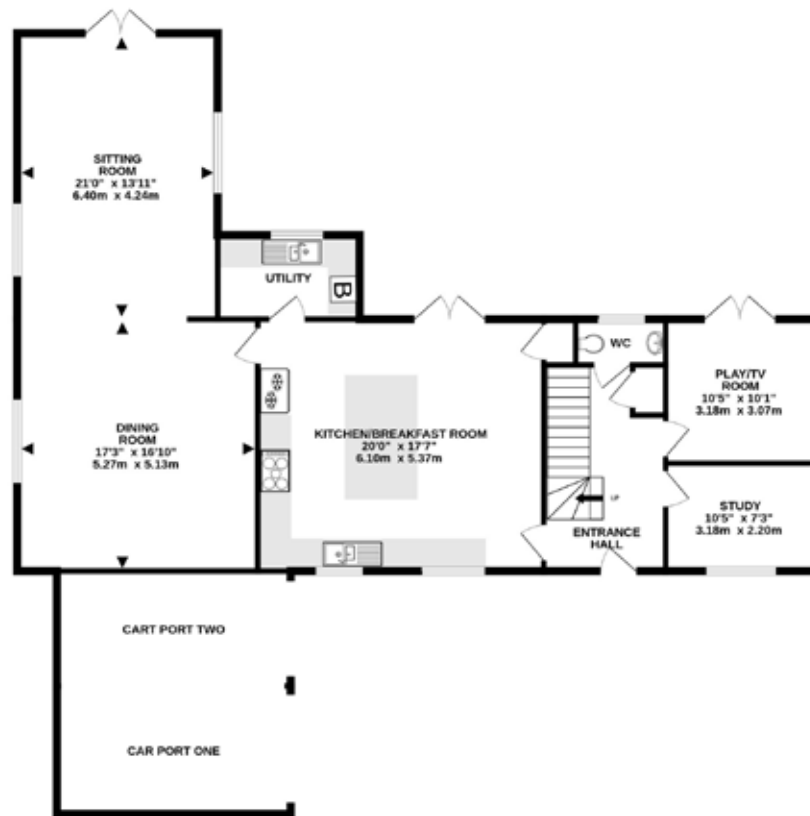
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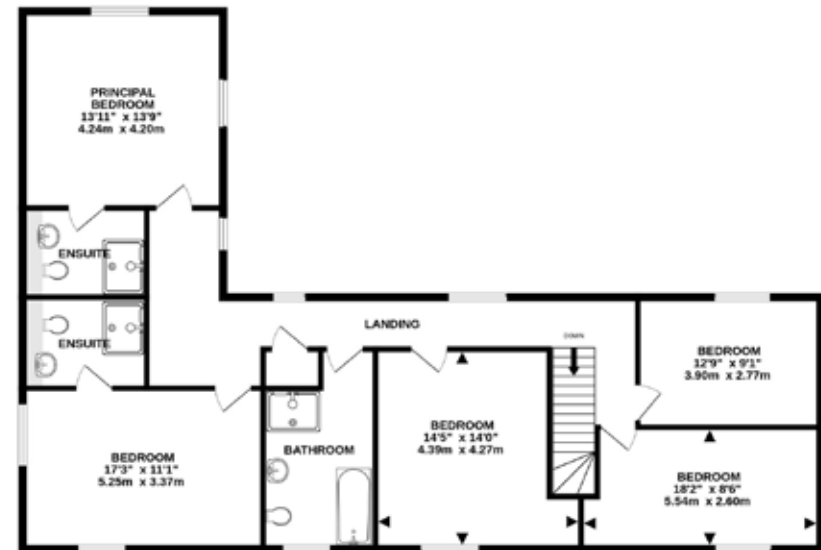
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GROUND FLOOR
1601 sq.ft. (148.7 sq.m.) approx.



1ST FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA : 2865 sq.ft. (266.1 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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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

