



Kelsale,

Guide Price £450,000

- Attractive detached family home set in a beautiful south-facing garden.
- Located in a small private close of just five properties on the edge of a popular village.
- Driveway parking and attached garage.
- Spacious sitting room with sash-style window and feature fireplace
- Dining room opening to a bright double-glazed conservatory with garden access.
- Well-equipped kitchen/breakfast room with fitted cupboards and garden views.
- Four bedrooms including a principal bedroom with built-in wardrobes and ensuite.
- Family bathroom, cloakroom, gas central heating and double glazing throughout.
- EPC - D

Cloutings Close, Kelsale

An immaculately present modern detached family home with south facing garden in a private cul de sac. The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.



Council Tax Band: E



DESCRIPTION

Tucked away at the edge of this highly sought-after village, this particularly well-presented detached family home occupies a delightful position within a small and private close of just five dwellings. Set within attractive, well-tended gardens enjoying a sunny southerly aspect, the property offers both privacy and a wonderful sense of space. A driveway provides convenient off-road parking and leads to the integral garage, while the surrounding gardens enhance the home's welcoming and peaceful setting.

The accommodation, which benefits from gas central heating and double glazing throughout, is both well-planned and comfortable, making it ideal for family living.

The entrance hall provides a welcoming first impression and features a staircase rising to the first floor. From here, the sitting room is a charming and inviting space, highlighted by a deep sash-style window overlooking the front garden. An impressive fireplace forms a striking focal point, while panel-glazed casement doors open through to the dining room, creating a natural flow between the principal living areas.

The dining room leads directly into the conservatory, a bright and airy double-glazed space that enjoys views over the garden and provides direct access outside—perfect for relaxing or entertaining while enjoying the outlook.

The kitchen/breakfast room is fitted with a range of base and wall cupboards complemented by work surfaces with tiled surrounds and a mixer tap. A window overlooks the garden, filling the room

with natural light, and a large store cupboard offers excellent additional storage. From the kitchen, a lobby provides a useful side entrance, along with access to a convenient cloakroom.

Upstairs, the first-floor landing includes a built-in airing cupboard with slatted shelving. The principal bedroom enjoys views over the front garden and features built-in wardrobes together with a private ensuite shower room comprising a shower cubicle, vanity unit with hand basin, and WC.

There are three further bedrooms, two overlooking the rear garden and one to the front, also benefiting from a built-in wardrobes. Completing the accommodation is the family bathroom, fitted with a panel bath, hand basin, and WC.

Overall, this delightful home combines attractive presentation, practical living space, and a peaceful village setting, making it a wonderful opportunity for those seeking a comfortable family home in an appealing location

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

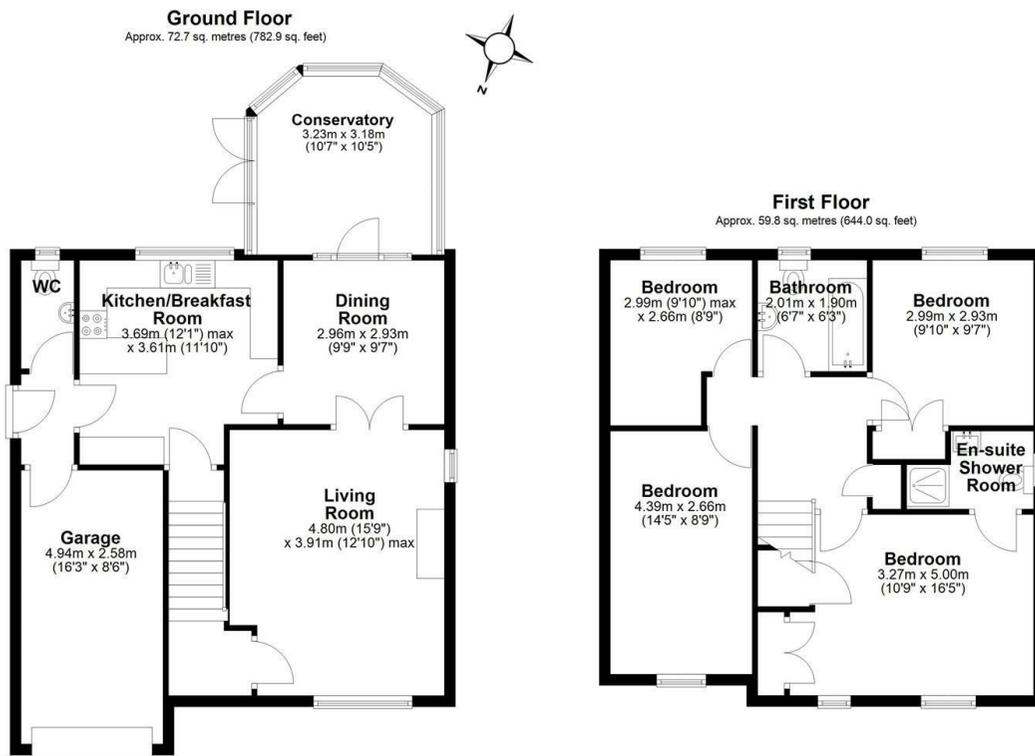
Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

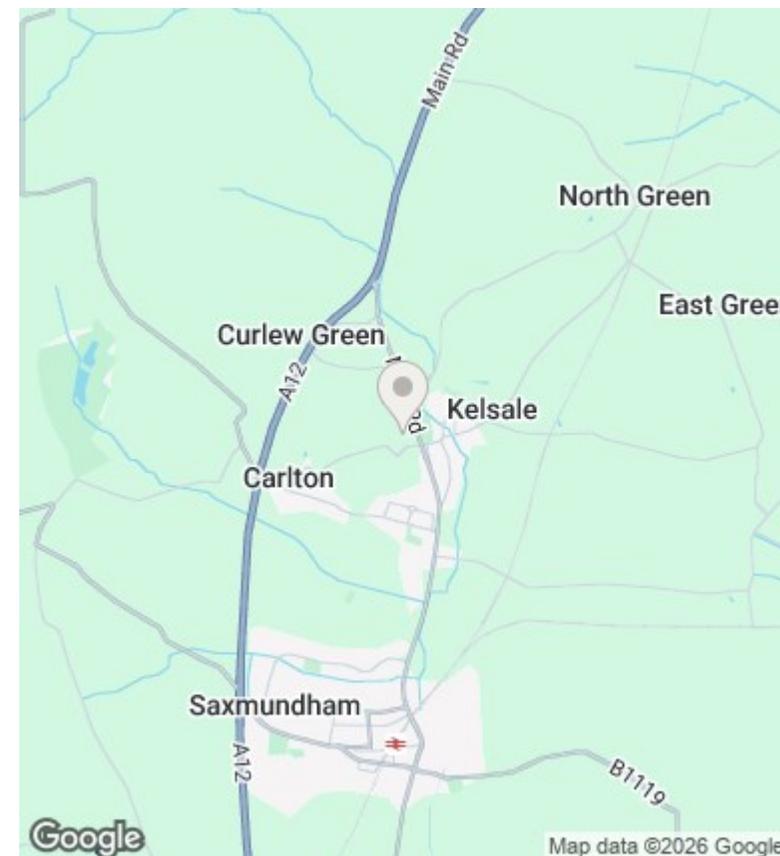
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 2/RDB.







Total area: approx. 132.6 sq. metres (1426.9 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com