



Plot 5 - 7 Nightingale Close
Saxmundham | Knodishall | Suffolk | IP17 1GQ

THE LUCKY FEW



Imagine heading through a pretty Suffolk village, winding your way down a country lane to return to your beautiful home, surrounded by 20 acres of woodland. This exclusive development of just eight bespoke, individually designed properties enjoys a truly idyllic location.



KEY FEATURES

- A Brand New Semi Detached House Built to a Very High Standard
- One of Eight Properties on a Small Bespoke Development
- Quiet Location Backing Onto Woodlands
- Off Street Parking
- Quartz Kitchen Worktop with Integrated Appliances
- Easy Reach of the Suffolk Coast
- Gas Central Heating
- Full Fibre Broadband to the Property
- Buildzone 10 Year Warranty

Only a five-minute drive from Thorpeness, with the glorious Suffolk coastline and countryside on your doorstep, this is a place that's hard to beat. The properties themselves are hugely attractive, built in a traditional style and sitting comfortably in their surroundings, a nod to the architectural history of the area combined with modern comforts.

The house is designed to a very high standard, ensuring comfort and style throughout. Double glazing and gas central heating provide energy efficiency, while the chain-free aspect simplifies the buying process. The garden and fully fenced area offer outdoor space for relaxation or entertaining. With a build area of 56.2m², the layout is thoughtfully arranged to maximise space and light.

Always An Adventure

You'll be right at the end of a lane here, so there's no passing traffic. You'll have your own private garden and it's such a peaceful spot, but you'll also have the security of knowing you have a handful of neighbours around.

The development is surrounded by 20 acres of private woodland that's teeming with wildlife, so there's plenty of birdsong to enjoy as you soak up the sun here. When you need to head out, the village awaits, complete with primary school, farm shop, village hall, pub, playground and more.

Exploring The Area

The beautiful and whimsical charms of Thorpeness are just a five-minute drive, while neighbouring Aldeburgh is known for its fresh seafood and the area has a vibrant arts scene, with nearby Snape Maltings hosting regular concerts and exhibitions. Head north to Southwold and Walberswick for traditional family fun and have a go at crabbing, or grab your binoculars and visit a nearby nature reserve – there really is so much to do here.

















INFORMATION



On The Doorstep

Knodishall is conveniently situated half way between Ipswich and Southwold, astride the A12 road. Public transport is provided by rail, with Saxmundham Railway Station being on the Ipswich to Lowestoft line.

How Far Is It To?

Knodishall is situated 4.5 miles from the quintessentially English seaside town of Aldeburgh on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold is 15 miles to the north. The market town of Saxmundham is just 3.5 miles away and benefits from a train station with links to London Liverpool Street via Ipswich. The town of Ipswich is 27 miles drive to the south.

Directions - Please Scan QR Code Below

From Beccles, take the A145 London Road until you reach Blythburgh. Turn left on to the B1125 Dunwich Road and continue on this road and through the village of Westleton and when you reach the junction, turn right onto the B1122 towards Theberton and continue on this road and through the town of Leiston until you reach Judith Avenue. Turn left and follow this road to the end and Nightingale Close will be found on the right hand side.

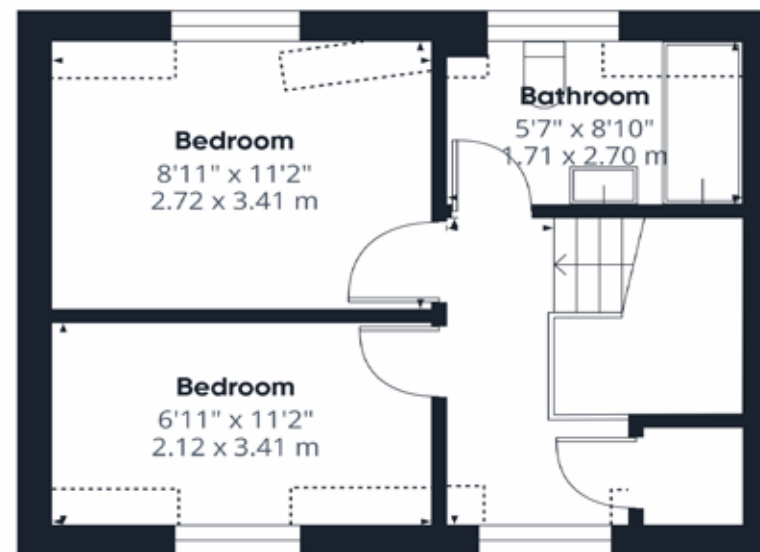
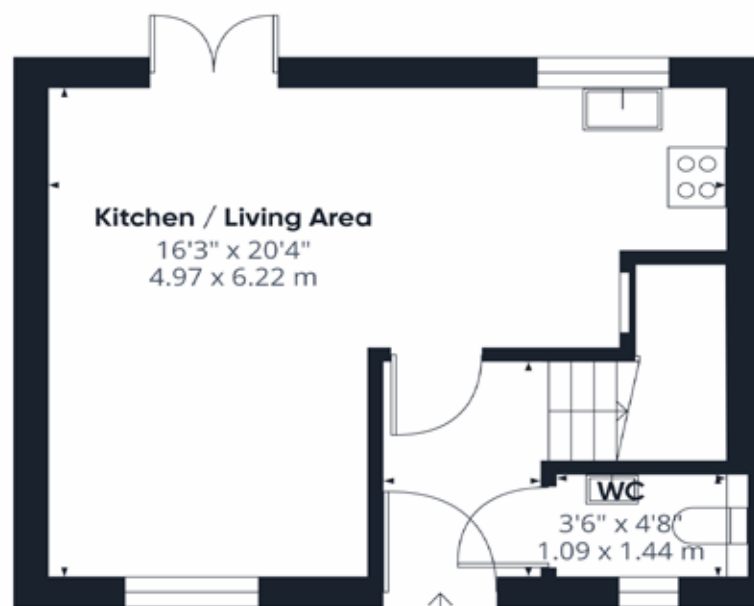
What Three Words Location

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...[fluctuate.exams.riskiest](#)

Services, District Council and Tenure

Gas Central Heating with Underfloor Heating to the Ground Floors
Mains Water, Mains Drainage
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 - (tax bands to be decided)
Freehold





Approximate total area⁽¹⁾
605 ft²
56.2 m²

Reduced headroom
26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This property requires an Energy Performance Certificate, which is in the process of being done

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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

THE FINE & COUNTRY
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