



Hawthorn Close, Knodishall, SAXMUNDHAM, IP17 1XW

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Hawthorn Close, Knodishall, SAXMUNDHAM

A well-proportioned two-bedroom bungalow occupying a generous plot with surrounding gardens, offering excellent potential and spacious accommodation throughout. Benefiting from a sizeable lounge, kitchen, shower room, and two good-sized bedrooms. Call to view now!

Auctioneer's Comments

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Location

Hawthorn Close is situated within the popular Suffolk village of Knodishall, a well-regarded residential location offering a wonderful balance of countryside living and everyday convenience. The village benefits from a strong community feel and is located close to the neighbouring towns of Leiston and Saxmundham, providing access to a range of shops, schools, supermarkets, and transport links. Knodishall is also ideally positioned just a short distance from the Suffolk Heritage Coast, with the renowned seaside towns of Aldeburgh and Thorpeness nearby, making it an excellent location for those who enjoy coastal walks, natural beauty, and outdoor leisure activities.

Living Room

20' 6" x 11' 11" (6.25m x 3.63m)

A spacious living room extending across the full width of the property, creating an excellent space for both relaxing and entertaining. Benefiting from windows to the side aspect, allowing for plenty of natural light, and a door leading through to the hallway.

Kitchen

10' 2" x 8' 10" (3.10m x 2.69m)

A generously sized kitchen offering a range of wall and base units with work surfaces over and space for a variety of appliances. Benefiting from a double glazed window and glazed door providing access to the rear garden, the room enjoys plenty of natural light. Offering excellent potential for modernisation and improvement, this spacious kitchen provides an ideal opportunity for purchasers to create a kitchen tailored to their own tastes and requirements.





Bedroom 1

13' 7" x 8' 9" (4.14m x 2.67m)

A well-proportioned bedroom benefiting from built-in storage cupboards and windows to the side aspect, allowing for plenty of natural light. Offering versatile accommodation suitable as a bedroom, guest room, or home office, with a door leading through to the hallway.

Bedroom 2

11' 1" x 10' 7" (3.38m x 3.23m)

A good-sized bedroom benefiting from windows to the side aspect, allowing for plenty of natural light. The room also features built-in wardrobes, providing useful storage space, and a door leading through to the hallway.

Bathroom

A fitted shower room comprising a walk-in shower enclosure, wash hand basin with storage beneath, and low-level WC. Benefiting from a double glazed frosted window allowing for natural light whilst maintaining privacy, along with a radiator and tiled splashbacks. A practical and well-proportioned bathroom serving the property.



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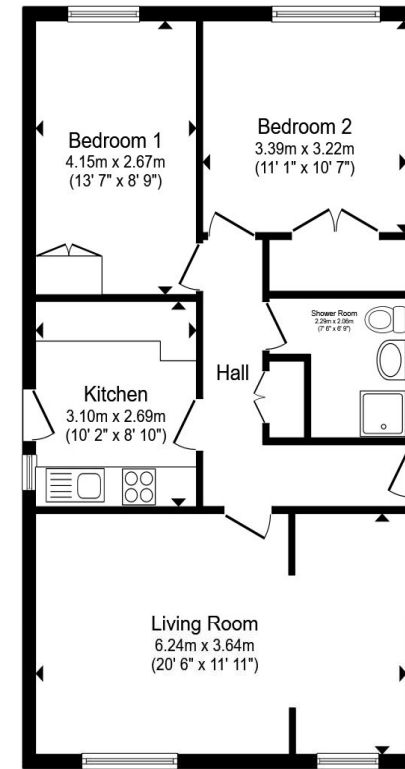
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large Lounge
- Sitting On Nice Plot

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£250,000



Total floor area 68.3 m² (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
FLH105751 - 0004

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william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk