

Aldreds
Estate Agents



The Old Rectory

Knodishall, Saxmundham, IP17 1TP

£850,000



5



2



3



F

The Old Rectory

Knodishall, Saxmundham, IP17 1TP

Sitting on an overall plot of approx 0.84 acre (stms), Aldreds are delighted to offer this handsome detached period house formerly the Rectory. Sitting in this attractive village and opposite the church. The grounds are mainly laid to mature garden with a large driveway to front giving access to the garage. Various outbuildings. Internally there is an entrance porch, large entrance hall, three reception rooms, kitchen/diner, utility room, store room and cloakroom on the ground floor. The first floor offers a landing with large cupboard, master bedroom with ensuite bathroom, four further bedrooms, bathroom and WC. Oil central heating. The house boasts many original and traditional style features and is now ready to be revitalised by a new owner. Offered with no chain.

Entrance Porch

Entrance door

Entrance Hall

Very large with feature window, stairs to landing, two radiators

Cloakroom

Low level WC, hand basin

Lounge

17'7" x 12'11" (5.38 x 3.95)

Bay secondary double glazed sash window to side aspect, secondary double glazed sash window to front aspect, feature fireplace, two radiators

Dining Room

12'11" x 10'11" (3.95 x 3.33)

Two secondary double glazed sash windows to side aspect, radiator

Sitting Room

17'7" x 13'10" (5.37 x 4.24)

Two secondary double glazed sash windows to side aspect, French doors to garden, two radiators

Kitchen/Diner

19'3" max x 13'9" max (5.88 max x 4.2 max)

Two sash windows to rear aspect, two sash windows to front aspect, base & wall units with worktops, sink with drainer, electric cooker point, part tiled walls, radiator

Utility Room

11'10" x 8'5" (3.63 x 2.57)

Oil boiler, sink with drainer, door to side, door to garden

Store Room

6'10" x 6'6" (2.1 x 2)

Landing

Walk in airing cupboard, storage cupboard, radiator





Master Bedroom

18'0" x 12'11" (5.5 x 3.95)

Two secondary double glazed sash windows to side aspect, fitted wardrobes, radiator, door to

Ensuite Bathroom

13'0" x 7'9" (3.97 x 2.38)

Secondary double glazed sash window to front aspect, shower in cubicle, panel bath, hand basin, bidet., low level WC, part tiled walls, two radiators

Bedroom 2

17'7" x 13'11" (5.37 x 4.25)

Fitted wardrobes, two secondary double glazed sash windows to side aspect, secondary double glazed sash window to rear aspect

Bedroom 3

12'10" x 10'10" (3.92 x 3.31)

Fitted wardrobes, two secondary double glazed sash windows to side aspect, radiator

Bedroom 4

12'3" x 11'10" (3.75 x 3.63)

Storage cupboard, secondary double glazed sash window to rear aspect, radiator

Bedroom 5

11'10" x 10'4" (3.63 x 3.15)

Secondary double glazed sash window to rear aspect, radiator

Bathroom

6'11" x 6'6" (2.12 x 2)

Panel bath, hand basin, window to front aspect, window to side aspect, radiator

WC

Low level WC, window to front aspect, radiator

Outside

To the front there is a large shingle driveway for multiple cars giving access to the garage with workshop to the rear, outside WC, two brick sheds. The house sits in an overall plot of approx. 0.84 (stms) of an acre. The garden is majority lawned with an array of mature trees and bushes. There is a paved patio and a patio with summer house. Timber shed and oil tank. To the rear there are attractive views.

Tenure

Freehold

Services

Mains water, electricity, private drainage

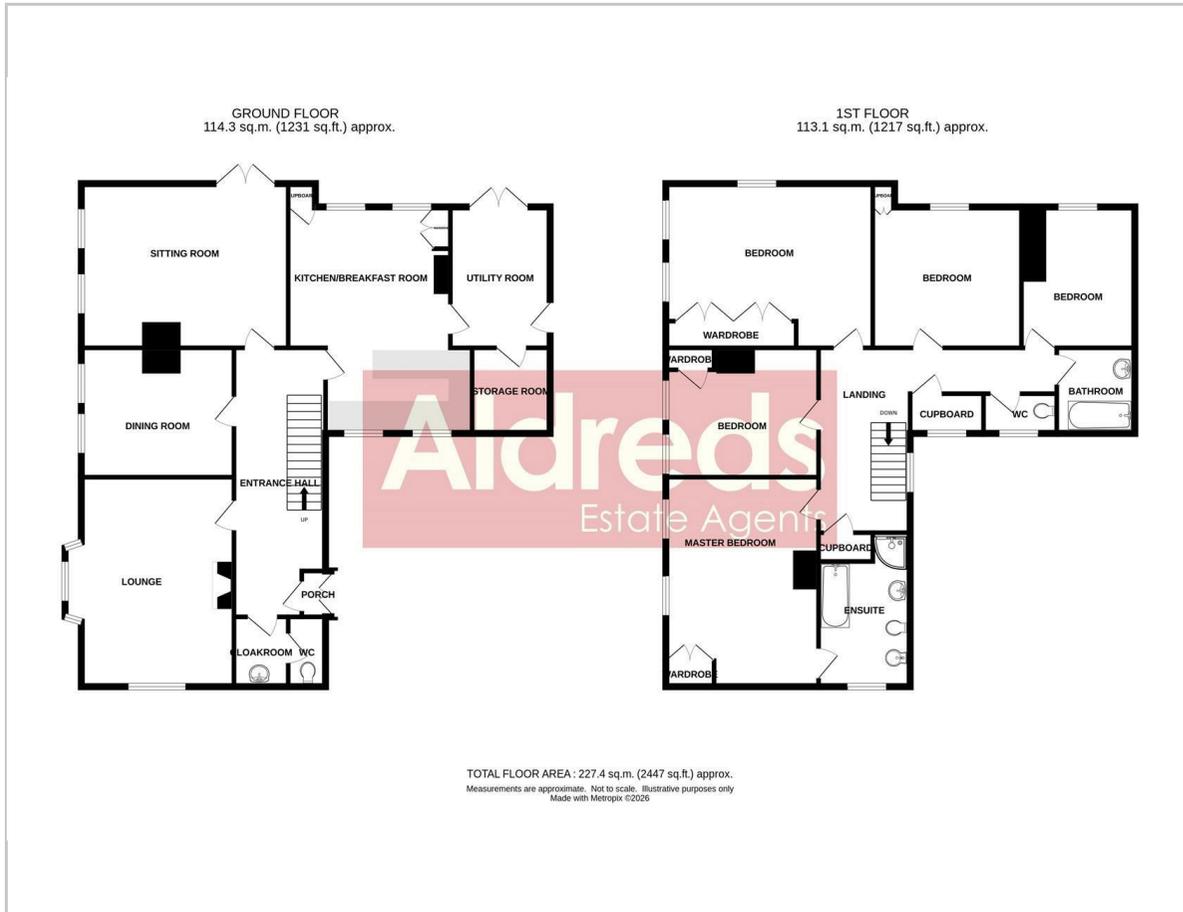
Council Tax

Band G

Ref: L2522/01/26



Floor Plan



Area Map



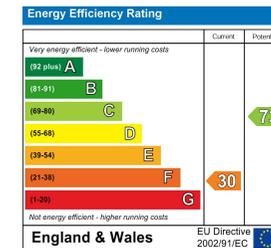
Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA