

JENNIE JONES

EST. 1993

ESTATE AGENTS



ROSEMARY LANE

Kelsale | Suffolk

£435,000

RUMJOB, ROSEMARY LANE, KELSALE IP17 2QT

Aldeburgh - 6 miles
Saxmundham Station - 1.5 miles
Woodbridge - 15 miles

- Entrance Hall ● Sitting Room ● Dining Room ●
- Kitchen ● Utility Room ● Conservatory ●
- Family Bathroom ● Three Bedrooms ●
- Generous Gardens ● Garage & Parking ●

The Property

A detached bungalow set in a generous plot, now requiring modernisation and offering excellent scope for improvement and reconfiguration.

The accommodation is spacious and flexible, currently comprising a large lounge with wood-burning stove, separate dining area, kitchen, conservatory, three bedrooms and a family bathroom.

The layout lends itself well to alteration, making it ideal for those looking to create a bespoke home. Features include parquet flooring, fireplaces and large windows allowing for plenty of natural light.

Externally, the property sits within a substantial plot with extensive lawned gardens, patio areas and useful outbuildings including a garage and covered structure. There is ample parking and excellent potential for landscaping or further development (subject to planning).

The property is heated via Calor gas and benefits from a private treatment plant.

Offered with no onward chain, this is a rare opportunity to acquire a property with significant potential in a desirable Suffolk location.

Huge potential, generous plot, sought-after village location



Outside

The property enjoys a generous and private plot with gardens wrapping around the bungalow. Predominantly laid to lawn, the grounds include patio seating areas, mature trees and open views.

There is a detached garage, additional outbuildings and a covered structure, ideal for storage, workshop use or potential conversion (STPP). A driveway provides ample off-road parking.

Location

Kelsale is a well-regarded village situated just outside Saxmundham, offering a peaceful rural setting while remaining well connected.

Services

Mains electricity & water

A private drainage system.

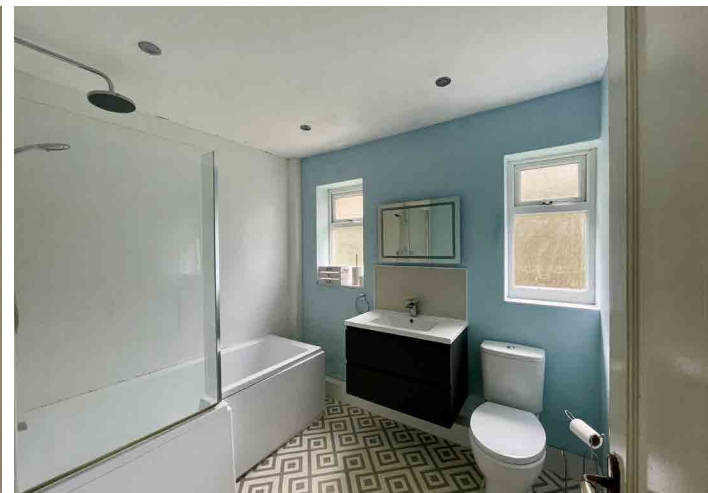
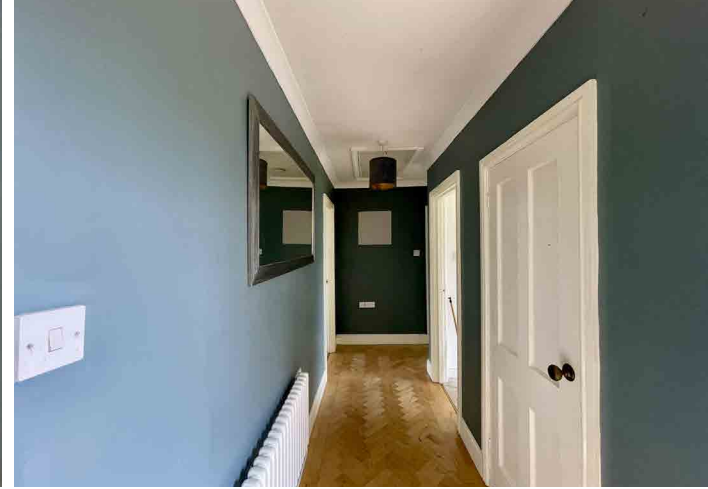
LPG fired heating via radiators

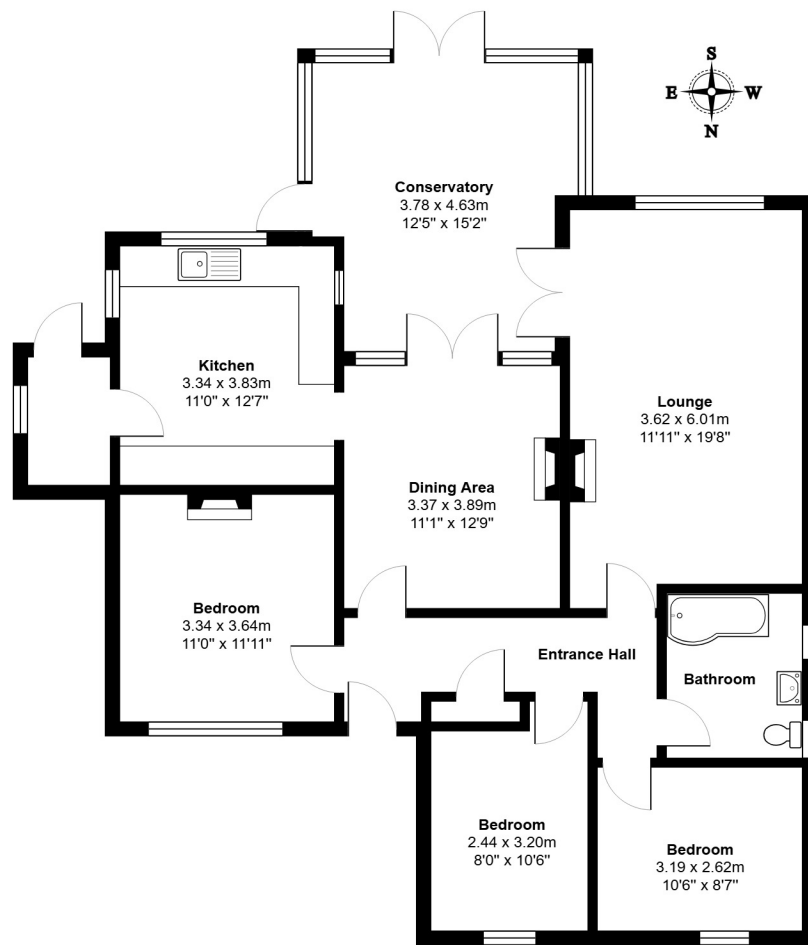
UPVC double glazing

Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

EPC Rating: F





Total Area: 118.0 m² ... 1270 ft²



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