

1 Dennys Lane
Saxmundham
IP17 2PD



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1 Dennys Lane

Guide Price £200,000

The quaint and very private semi-detached cottage.

Nestled along the peaceful and characterful Denny's Lane in the delightful village of Kelsale, just outside Saxmundham, this beautifully presented one-bedroom cottage offers a perfect blend of charm, comfort, and tranquility. Set on a quiet, narrow lane lined with pretty cottages, the location provides excellent access to Saxmundham's amenities and the stunning Suffolk coast, while maintaining a peaceful rural feel.

Step inside to discover a surprisingly spacious and inviting interior, beginning with a generous dual-aspect lounge featuring engineered wood flooring, an exposed brick fireplace with a modern multi-fuel burner, and abundant natural light. The room comfortably accommodates multiple sofas and could even double as a dining space if desired.

The well-appointed kitchen includes sage green cabinetry, wood-effect worktops, modern appliances, and a lovely view over the rear garden. It flows seamlessly into a bright conservatory with year-round usability thanks to ceramic floor tiles, a white insulated roof, and a radiator—perfect for dining or relaxing in all seasons.

Upstairs, the property offers a bright bedroom with front-facing views over gardens and mature horse chestnut trees, along with a stylish, modern bathroom equipped with a bath, thermostatic shower mixer, and vanity unit.

The rear garden is a private, sun-drenched haven with minimal maintenance required—mainly gravel with a small patio, mature pots, and even a grapevine. A brick-built shed (formerly an outhouse) provides useful storage.

While the property doesn't include private parking, ample on-road parking is available just a short walk away.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band A

EPC Rating C



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TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. No guarantee is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.
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