Aldreds
Estate Agents

The Old Rectory

Knodishall, Saxmundham, IP17 1TP

Guide Price £800,000 - £850,000

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GUIDE PRICE £800,000 - £850,000 - 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.

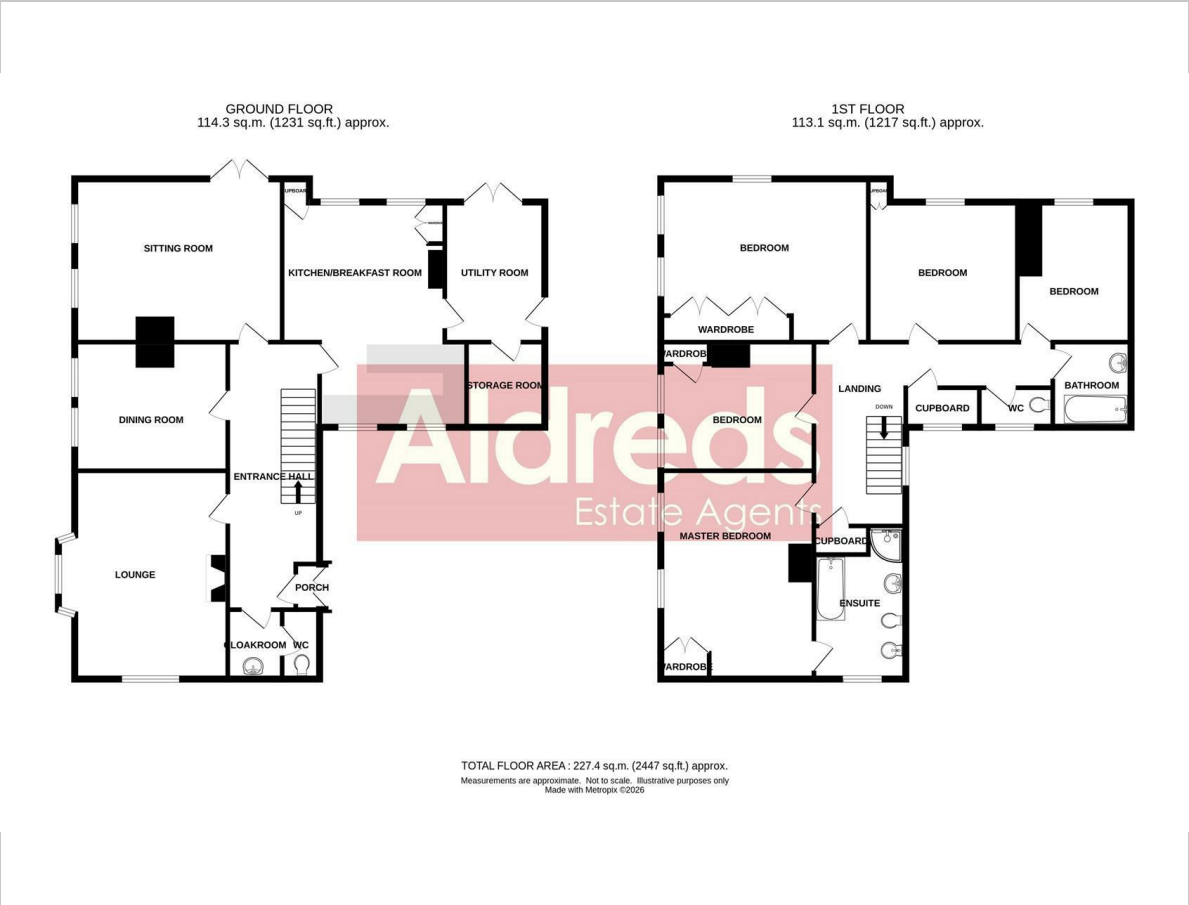
Tenure
Freehold

Services
Mains water, electricity, private drainage

Council Tax
Band G

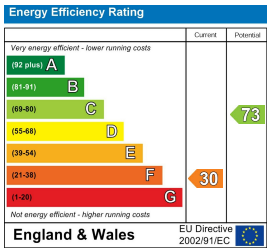
Ref: L2522/01/26

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

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