Flick & Son
Coast and Country

Knodishall, Suffolk

Guide Price £425,000

- Four Double Bedrooms
- Ground Floor Wet-Room & Bedroom
- Upstairs Bathroom & Cloakroom
- Garage & Driveway
- Corner Plot
- EPC - D
- Kitchen & Utility Room
- Village Location

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Snape Road, Knodishall

A Four Bedroom Detached Chalet with Garage & Driveway within the popular village of Knodishall, which still retains its village store and post office as well as a public house, motor repair garage and primary school, lies about one mile south of the busy town of Leiston with its traditional high street shops, supermarket, doctors and dentists surgeries, leisure centre and swimming pool complex and cinema. The Suffolk Heritage Coastline lies within a very short drive at nearby Thorpeness with is popular 'Meare' boating lake and a long shingle beach fronting the North Sea whilst the unspoilt town of Aldeburgh is only about four miles distant. the area is very popular with holiday makers, the National Trust nature reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath drawing visitors from across the country. The market town of Saxmundham, with its good shopping facilities lies about four miles to the west and offers good access to the A12 Ipswich to Great Yarmouth road and also has a railway station giving hourly services to London Liverpool Street via Ipswich.

4 2 2 D

Council Tax Band: D

Tenure
Freehold

Outside
The property enjoys an attractive frontage with a low brick boundary wall and mature hedging providing privacy. An iron gate opens onto a pathway leading to the front door, garden and garage. To the side, a five-bar gate gives access to a generous driveway offering parking for up to three vehicles, with a sliding door into the garage.
The rear garden is mainly laid to lawn with a patio area and raised flowerbed borders. Fully enclosed by panel fencing for privacy.

Garage & Driveway
Fitted with an electric door, power and lighting. Driveway in front for multiple vehicles

Living Room
A superbly proportioned living room featuring a window to the front and patio doors opening directly onto the rear garden. A central fireplace with inset gas fire and tiled hearth adds character.

Dining Room
A bright dual-aspect dining space with a full-height window to the side and an additional rear window. An open archway connects seamlessly to the kitchen.

Kitchen
Fitted with an extensive range of units topped with oak-style work surfaces. The kitchen includes a double sink and drainer, space and plumbing for a dishwasher, space for a fridge/freezer, ceramic induction hob with eye-level oven, and a serving hatch to the dining room. A cupboard houses the gas boiler. Window overlooking the rear garden

Utility Room
A practical utility space with matching units and wood-effect work surfaces, plumbing for a washing machine, and further space for a fridge/freezer and tumble dryer. Window to the rear, internal access to the garage

Conservatory
A pleasant additional living space with tiled flooring and a glazed door opening onto a decked seating area.

Downstairs Wet Room
Modern wet room comprising a walk-in shower with half-height enclosure, wash hand basin, WC, radiator and window.

Downstairs Bedroom
A versatile dual-aspect room with windows to the front and side, Door to an adjoining shower room

First Floor Landing
With eaves storage, airing cupboard, loft access and doors to

Bedroom One
A dual-aspect double bedroom with windows to the front and side

En Suite
Fitted with a low-level WC, hand wash basin with chrome fittings, and upright radiator

Bedroom Three
A generous double bedroom with window to the front

Bedroom Four
Dual-aspect with windows to the front and side, plus a built-in wardrobe

Bathroom
A stylish bathroom featuring a panel-enclosed bath with chrome mixer tap, wall-mounted electric shower and screen, low-level WC, pedestal basin with chrome fittings, and a useful storage unit with shelving

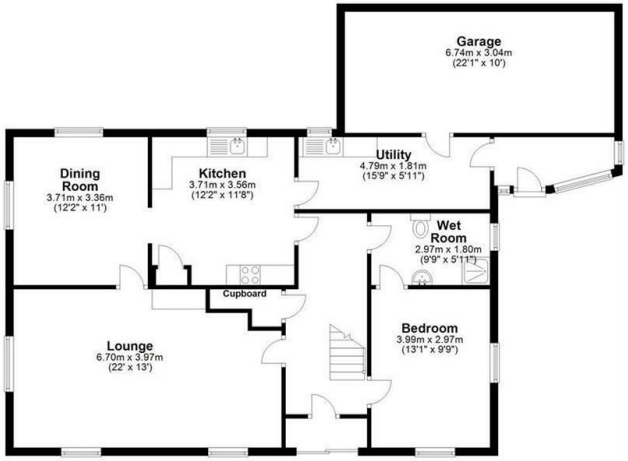
Services
Mains Gas, Water, Electricity & Sewage

Outgoings
Council Tax Band Currently D

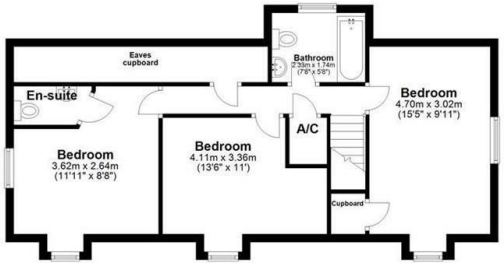
Viewing
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777

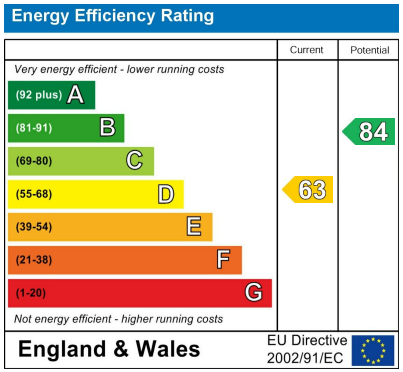
Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Ground Floor



First Floor





Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk