



## Kelsale, Suffolk

Guide Price £515,000

- Three Bedroom Detached House
- Private Gardens
- Gas Central Heating
- Large Double Garage & Driveway
- Utility Room, Office & Cloakroom
- EPC - D
- Recently Renovated Bathrooms
- Summer Room & Conservatory

# Low Road, Kelsale

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.



Council Tax Band: E



## Tenure

Freehold

## Overview

An individual detached family house standing in a peaceful location at the edge of the village enjoying views over the neighbouring countryside. The accommodation with central heating and double glazing features an entrance hall, cloakroom, study, sitting room with fireplace, garden room, conservatory, kitchen/breakfast room and utility room. On the first floor the large principal bedroom has an ensuite shower room and balcony enjoying far reaching countryside views. Two further bedrooms and a shower room complete the accommodation. Outside, a wide driveway provides ample off road parking and access to a double garage. The property is screened from the lane by a high hedge with secluded, hard landscaped garden to the rear.

## Entrance Hallway

Staircase rising to first floor

## Cloakroom

Suite of hand basin and WC.

## Office

Window to front

## Living Room

Brick chimney breast and fireplace. Bay window and window seat. Air conditioning unit. French doors to

## Garden Room

Pitched and hipped roof with exposed timbers. French doors open to the garden.

## Conservatory

Double glazed with entrance door to garden.

## Kitchen / Breakfast Room

Fitted with a range of wood finished base and wall cupboards, worktops, single drainer sink unit and tiled surrounds. Fitted oven and hob.

## Utility Room

Worktop with plumbing for washing machine. Glazed door below a storm porch opening to the driveway.

## First Floor Landing

Window to front. Built in airing cupboard

## Master Bedroom

A spacious room with windows to side, built in wardrobe and French doors opening onto a balcony with fine countryside views. Air conditioning unit.

## En Suite

A stunning new suite that includes free standing bath, w/c & basin.

## Bedroom Two

Window to front, built in wardrobe

## Bedroom Three

Window to side, built in wardrobe

## Shower Room

Another newly renovated suite with shower, hand basin and WC. Window to rear.

## Outside

The property is set back from the road with a lawn screened by a

high hedgerow. To the side a wide shingle driveway providing ample off road parking and access to a detached double garage with electronic up & over entrance door, electric supply and side entrance door to the rear garden.

### Outgoings

Council Tax currently Band E.

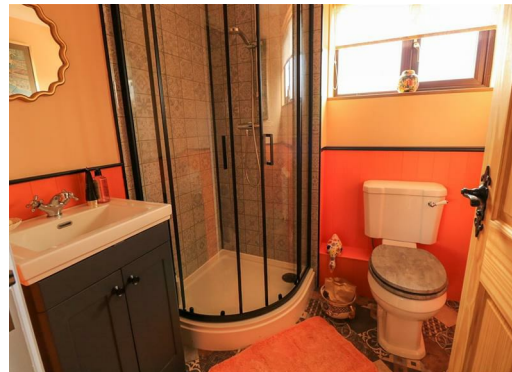
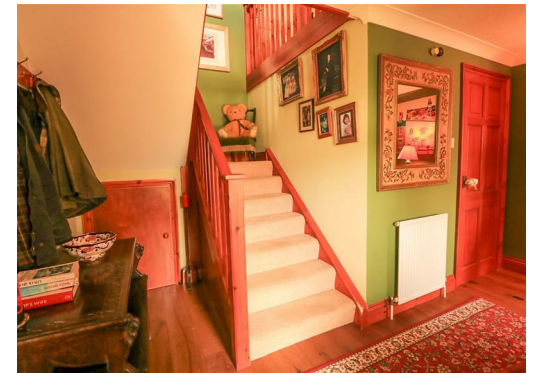
### Viewing

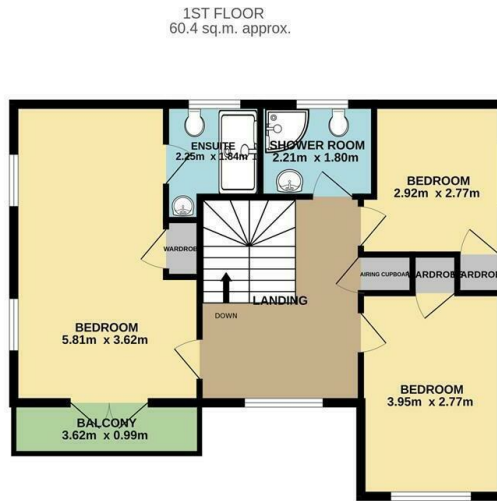
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: Tel: Ref: 20160/PG.

### 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.

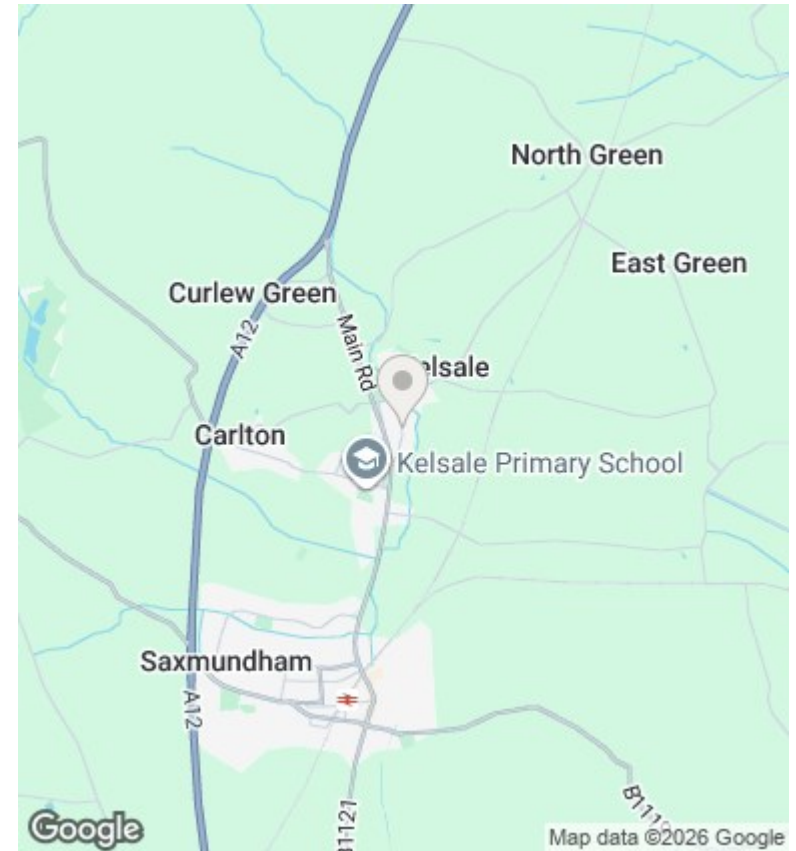






TOTAL FLOOR AREA : 142.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 operability or efficiency can be given.  
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### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)