



## Kelsale, Suffolk

Guide Price £475,000

- Four Bedrooms
- Large South West Facing Garden
- Consent for Extension & Annex
- Secluded Private Close
- Sitting Room with Inglenook Fireplace
- Gas Central Heating & Double Glazing
- Ample Parking & Double Garage
- Ensuite Shower Room
- EPC - C



# Cloutings Close, Kelsale

VACANT AND AVAILABLE TO COMPLETE IN MARCH BEFORE STAMP DUTY CHANGES

An exceptional individual detached family home set in beautiful gardens at the edge of this popular village. 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



## DESCRIPTION

An exceptional individual detached family home set in beautiful gardens enjoying a south westerly aspect at the edge of this popular village. The property is situated in a small private close of four dwellings with ample parking and a double garage. The delightful gardens wrap around the house, gently sloping lawns bordered by a wealth of flowering plants, shrubs and trees. A pergola over looks the garden paved patio area and footpath leads to one side with pond and vegetable garden. Planning consent DC/24/1124/FUL has been granted create an single storey extension and separate annex providing an opportunity to further enhancing this fine property.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor.

### CLOAKROOM

Suite comprising hand basin and WC. Opaque window. Floor and wall tiling

### SITTING ROOM

A double aspect room with window overlooking the front garden and casement doors opening to the conservatory. Imposing recessed brick fireplace with timber bressummer and gas stove.

### CONSERVATORY

A double glazed conservatory opening to the garden.

### DINING ROOM

Windows overlooking the front garden.

### KITCHEN/BREAKFAST ROOM

Range of fitted base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit, mixer tap and filter tap. Water softener below. Windows over looking the garden.

## UTILTIY ROOM

Fitted base and wall cupboards, work surface and plumbing for washing machine. Single drainer sink unit plumbing for washing machine. Glazed door to rear garden. Central heating boiler.

## FIRST FLOOR

### GALLERIED LANDING

Built in airing cupboard with slatted shelves and radiator.

### BEDROOM

Window overlooking the garden. Built in wardrobe.

### ENSUITE

Suite comprising shower cubicle, vanity unit with hand basin and WC.

### BEDROOM

Window overlooking the rear garden. Built in wardrobe.

### BEDROOM

Window overlooking the front garden.

### BEDROOM

Window overlooking the front garden

### BATHROOM

Suite comprising panel bath, hand basin and WC

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E

## SERVICES

Mains gas, electricity & Water. Septic tank,

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20656/RDB.

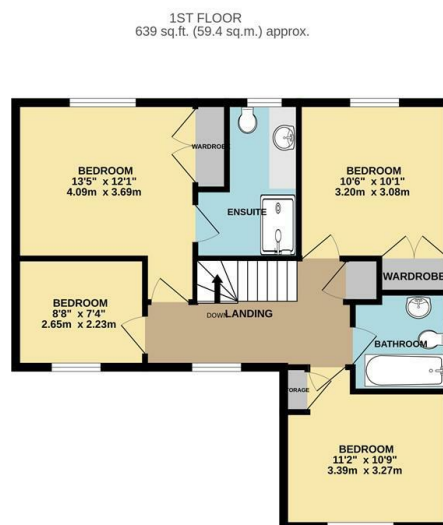
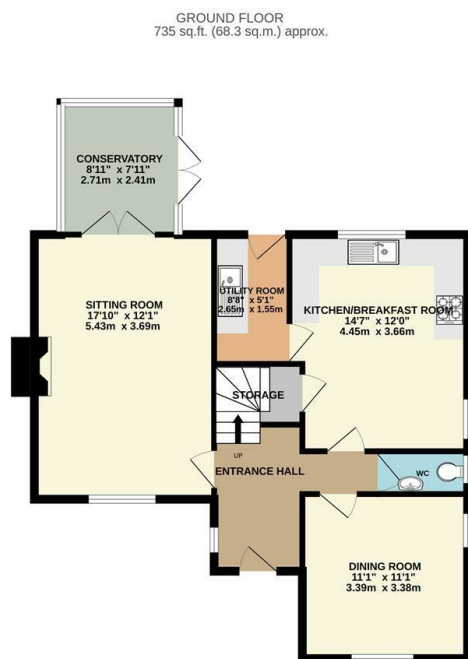
## FIXTURES & FITTINGS

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.

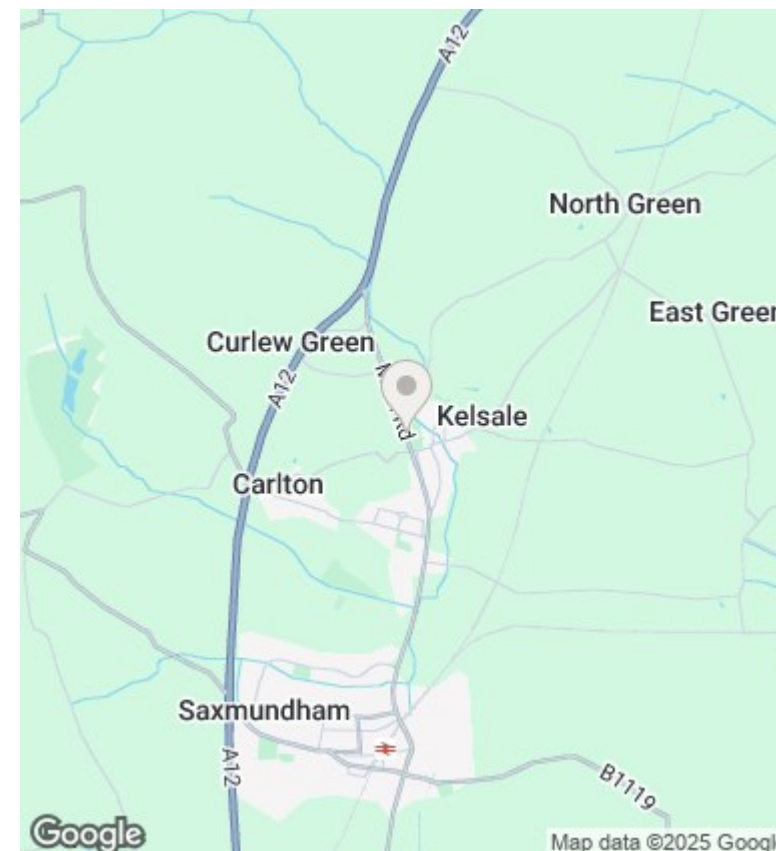








TOTAL FLOOR AREA: 1374 sq.ft. (127.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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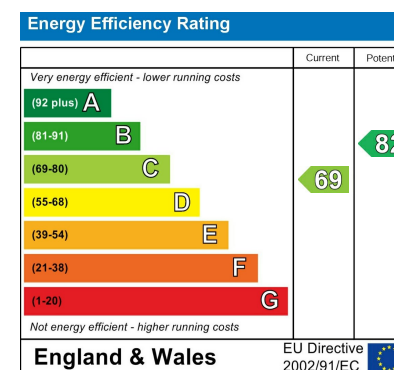


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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](http://www.epcregister.com)