



## Kelsale, Saxmundham

Guide Price £450,000

- Beautiful Semi-Detached Cottage
- Ample Parking & Large Store / Workshop
- Principal Bedroom with Ensuite
- EPC - D
- Three Bedrooms
- Open Plan Kitchen/Dining Living Room
- Cloak & Utility Rooms
- Countryside Views
- Sitting Room with Multi Fuel Stove
- Gas Central Heating & Double Glazing



# Main Road, Kelsale

A delightful and beautifully presented semi-detached cottage enjoying countryside views. 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: B



## DESCRIPTION

A delightful period cottage having been renovated and extended by the present owner, creating spacious accommodation whilst retaining the charm and character of the original property and taking full advantage of this wonderful countryside location. The cottage features a complementary mix of modern and period features with gas central heating, double glazing, fireplace with multi fuel stove and exposed timber frame work. The property is accessed by a shared driveway, a five bar gate opens to a private driveway with ample parking and access to a large garage/workshop. A footpath curves through the front garden which is principally laid to lawn with sleeper edge borders and paved patio area. The gardens are bordered by fields with a further lawn to the rear with raised deck and summer house. Internally there is an entrance lobby with cloakroom and utility room. The spacious kitchen/breakfast room is comprehensively fitted with a range of kitchen units, wood block work surfaces and integrated appliances. Off of the kitchen is a well proportioned living/dining room with floor to ceiling windows, bifold doors and French doors opening to the garden. The sitting room has a elegant fireplace with multi-fuel stove and French doors opening to the conservatory which in turn leads to a splendid raised deck enjoying garden and countryside views. To the first floor, the landing leads to the master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

## ACCOMMODATION

### ENTRANCE LOBBY

Cloaks hanging area, tiled floor.

### CLOAKROOM

White suite comprising close coupled W.C, handbasin with mixer tap and storage below, tiled floor.

### UTILITY ROOM

Range of base units with storage cupboards, worktop with one and half bowl single drainer sink unit and mixer tap, shelves. Gas fired central heating boiler, opaque window.

## KITCHEN/DINING/LIVING ROOM

Extensive range of base and wall cupboards, wood block worksurfaces with enamel one and a half bowl single drainer sink unit and mixer tap. Fitted gas hob with cooker hood over, electric double oven, concealed dishwasher, fridge and freezer. Matching island unit with wood block worktop, storage and wine cooler. Opening to living/dining room with under floor heating and triple aspect, floor-to-ceiling windows and bi-fold doors overlooking the neighbouring countryside. French doors opening to the front garden.

### LOBBY

Opening to sitting room, staircase rising to first floor.

### SITTING ROOM

Stone fireplace with multi-fuel stove, tongue and groove panelling, exposed ceiling timbers. French doors to:

### CONSERVATORY

A double glazed conservatory with French doors opening to raised deck.

### FIRST FLOOR LANDING

Window overlooking the front garden.

### BEDROOM ONE

Lobby opening to the bedroom with vaulted ceiling, double glazed roof lights and window with countryside views.

### ENSUITE

White suite comprising pedestal hand basin, close couple W.C, walk-in shower with overhead and handheld showers, heated towel rail.

### BEDROOM TWO

Exposed ceiling timbers, window with countryside views.

### BEDROOM THREE

Exposed ceiling timber, window with garden view.

### BATHROOM

White suite of panelled bath with shower over, hand basin with cupboard below, W.C., built-in shelved cupboard.



## OUTSIDE

Shared driveway and five bar gate opening to private drive providing ample off-road parking and access to large timber lap boarded garage. A shingle pathway curves past the lawn with fields to the right and an L-shaped paved patio with sleeper edged borders and a variety of flowering plants and shrubs. A paved pathway past the new extension to the entrance door and rear garden with lawn, borders, shrubs, shingle patio area with summer house and steps to raised deck adjacent to the conservatory.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains, gas, electricity, and 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: 20682/RDB.

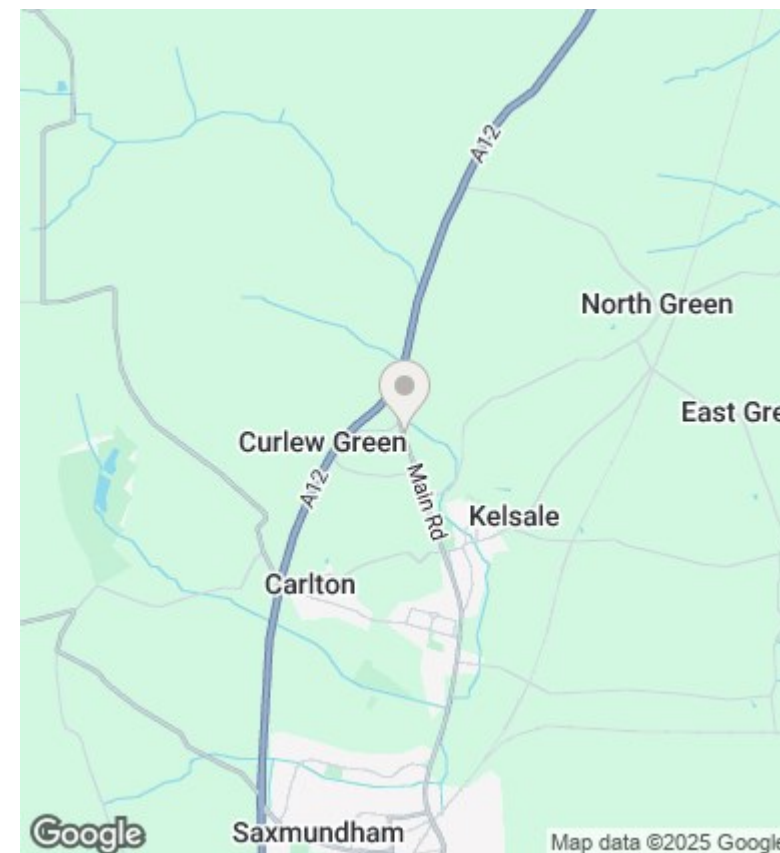
## FIXTURES & FITTINGS

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.







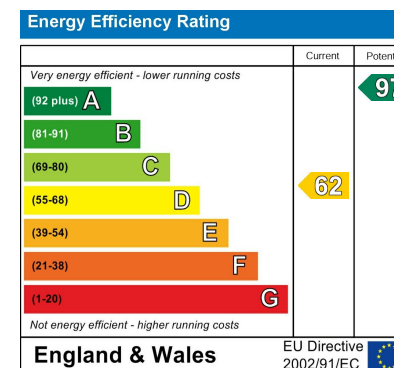


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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)