



## Knodishall,

Guide Price £310,000

- Immaculate Extended Detached Bungalow
- Gas Central Heating and Double Glazing
- PV solar Panels with Battery Storage
- New Fitted Kitchen
- 2 Double bedroom with Fitted Wardrobes
- Large Hallway and Cloakroom
- Stylish Bathroom Suite
- Popular Village Close to Leiston & Aldeburgh
- EPC -

# Buxlow Close, Knodishall

IMMACULATELY PRESENTED 2/3 BEDROOM DETACHED BUNGALOW with PRIVATE GARDEN and A RATING FOR ENERGY EFFICIENCY.

The popular village of Knodishall, which still retains its farm shop 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 its 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.



Council Tax Band: C



## DESCRIPTION

An immaculately presented and energy-efficient detached bungalow, pleasantly situated within a quiet cul-de-sac in the highly sought-after village of Knodishall. This modern home has been thoughtfully extended and improved to create a highly appealing and comfortable living environment, further enhanced by an exceptional Energy Performance Certificate rating of A. Features include gas-fired central heating, double glazing, photovoltaic solar panels with battery storage, ensuring both comfort and efficiency.

The extended entrance hallway provides a warm and welcoming introduction to the home and includes a convenient cloakroom. A spacious living room enjoys views over the front garden, the recently re-fitted kitchen boasts a stylish shaker-style range of units, offering both practicality and contemporary appeal.

The accommodation comprises two generous double bedrooms, both benefiting from fitted bedroom furniture, along with a versatile third bedroom/dining room featuring casement doors that open directly onto the private rear garden. The bathroom is fitted with a smart white suite incorporating a bath with shower over, wash basin, and combination unit.

Externally, the property is set back from the road and approached via a block-paved driveway providing ample off-road parking and access to a detached garage with electric supply. The front garden is laid to lawn, while a side gate leads to the pleasant and private rear garden, predominantly laid to lawn with a paved patio area, established screening hedges, rose borders, and a timber garden shed positioned behind the garage.

Overall, this is a well-presented, comfortable, and highly energy-efficient home, enjoying a peaceful village setting while remaining within easy reach of the popular town of Layton, the renowned seaside resort of Aldeburgh, and the stunning Suffolk Heritage Coast.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains Gas, electricity, water and drainage.  
PV solar panels with battery storage

## VIEWING ARRANGEMENTS

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: 20979/RDB.

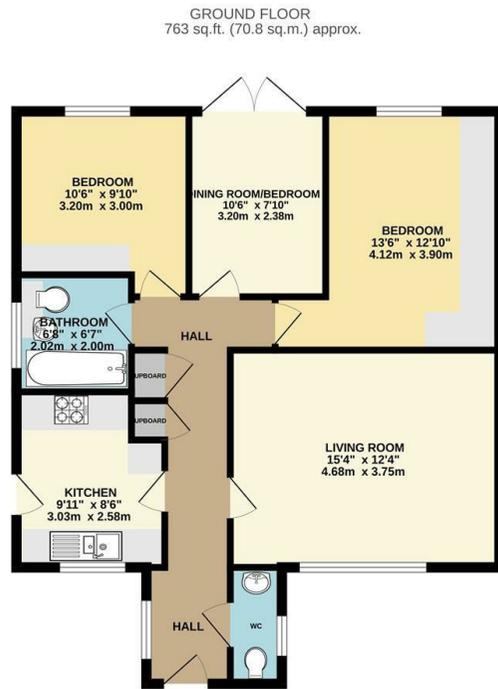
## FIXTURES AND FITTINGS

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

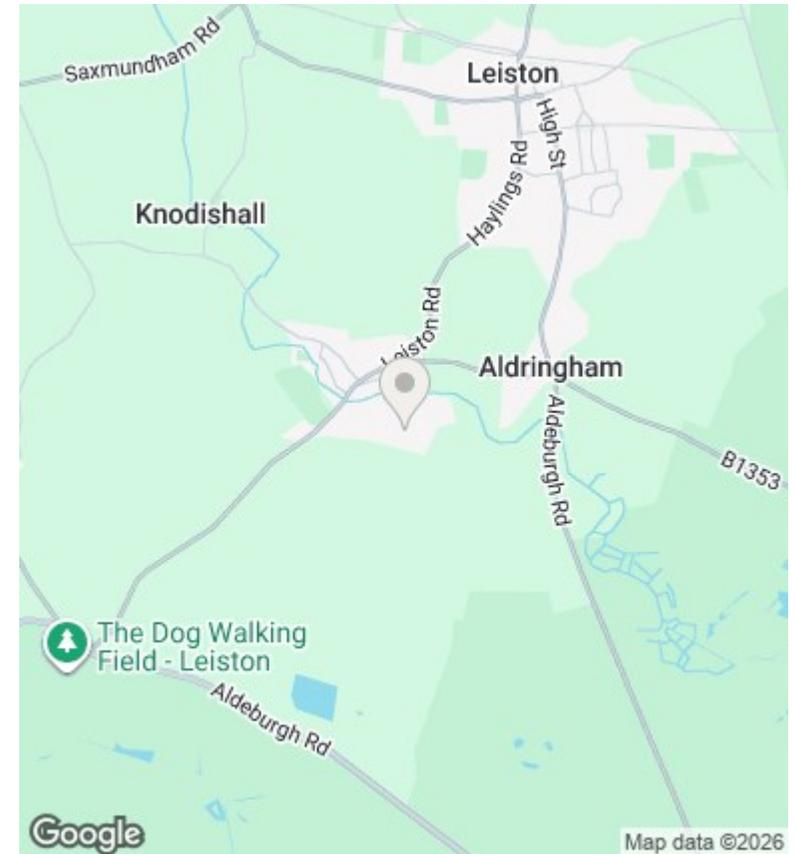
hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their accuracy or efficiency at the time.  
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, 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 £75 for My Mortgage Planner, £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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>95</b>	<b>98</b>
<b>England &amp; Wales</b>	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)