



Palmer & Partners



Post Office Road, Knodishall,
Saxmundham, Suffolk, IP17 1UF
Guide Price £600,000 to £615,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Magnificent Detached House
- Four / Five Double Bedrooms
- Three Receptions & Study / Bedroom
- Four Piece En-Suite to Master Bedroom
- Dressing Room to Bedroom Four
- Five Piece Family Bathroom
- Spectacular Landscaped Rear Garden
- Integral Double Garage
- Ample Off-Road Parking

This magnificent four / five bedroom detached house, situated in the sought after village of Knodishall, offers versatile living accommodation in the region of 3000 sq ft including the double garage (subject to measured survey) and is beautifully presented throughout. This incredible family home was built by the current owners approximately thirty years ago and has had full replacement double glazing within the last ten years and comes with oil fired central heating. There is a spectacular and cleverly landscaped rear garden which is a particular selling feature and is immaculately maintained; and to the front is a large block-paved driveway providing ample off-road parking, and integral double garage.

The village of Knodishall is perfectly placed for access to some of Suffolk's most popular

towns and villages such as the charming market town of Saxmundham, pretty coastal town of Aldeburgh, and the 'must-visit' destination of Snape. Knodishall offers local village amenities such as a public house, village shop, primary school, and a lovely common.

Saxmundham offers excellent access by rail and road to many of the popular places to visit along the coast, Aldeburgh is nestled on the river Alde which enjoys breath-taking views both seawards and following the river Alde inland towards Orford, and Snape offers beautiful countryside walks and is home to the renowned Snape Maltings which also provides fantastic river walks and river tours with the River Alde at the Maltings being a haven for birdlife with its expansive estuary.



Outside - Front: There is a generous block-paved driveway providing off-road parking for several cars, access to the integral double garage, and double glazed front door. The raised garden is well-stocked with an abundance of flowers and shrubs and enclosed by low retaining brick wall with panel fencing running down both boundaries of the property.

Entrance Hall: Built-in double cupboard with hanging rail; radiator; inset spotlights; stairs to the first floor; and doors to the cloakroom, study / bedroom, sitting room, and kitchen breakfast room.

Cloakroom: Two piece suite comprising low-level WC and pedestal hand wash basin, and double glazed window to the side aspect.

Study / Bedroom: 12'8" x 8'6" (3.86m x 2.6m) Double glazed box bay window to the front aspect, radiator, and inset spotlights.

Sitting Room: 22'9" x 16'1" (6.93m x 4.9m)

Dual aspect with double glazed window to the rear, double glazed patio doors opening out to the garden, wood burning stove with substantial brick surround, inset spotlights, and feature curved opening through to:

Dining Room: 11'6" x 10'10" (3.5m x 3.3m)

Double glazed window to the rear aspect, radiator, and door through to:

Kitchen / Breakfast Room: 19'2" x 11'4" (5.84m x 3.45m)

Fitted with an extensive range of matching eye and base level units with roll edge work surfaces; inset one and a half bowl ceramic sink and drainer; tiled splash backs; integrated dishwasher, under counter fridge, Neff oven and Neff induction hob with extractor hood over; radiator; two double glazed windows to the front aspect; and glazed door through to:

Inner Hall: Opening into the porch and door through to:



Snug / Day Room: 13'1" x 11'6" (4m x 3.5m)

Double glazed French doors opening out to the rear garden, radiator, and inset spotlights.

Porch: Double glazed door opening out to the front, radiator, glazed door into the garage, and door through to:

Cloakroom: Two piece suite comprising low-level WC and pedestal hand wash basin, radiator, cupboard housing the water softener, and obscure double glazed window to the front aspect.

Integral Double Garage: 18'2" x 17'10" (5.54m x 5.44m) Electric up and over door, double glazed windows to the rear and side aspects, double glazed door opening out to the rear garden, fully tiled flooring, space for freezer, numerous cupboards, and multiple power sockets.

L-Shaped Galleried Landing: Double glazed window to the front aspect; two double glazed windows overlooking the rear

garden; radiator; double size airing cupboard with shelving, radiator, and housing the hot water tank; and doors to the bedrooms and bathroom.

Master Bedroom: 15'11" x 13'11" (4.85m x 4.24m) Dual aspect with windows to the side and overlooking the rear garden, radiator, extensive range of built-in wardrobes with overhead storage, built-in dressing table, built-in drawers and corner shelving unit, inset spotlights, and door through to:

En-Suite Bathroom: Four piece suite comprising panel enclosed bath, low-level WC, bidet and vanity hand wash basin with storage beneath; radiator; tiled walls; and obscure double glazed window to the rear aspect.

Bedroom Two: 13'8" x 8'8" (4.17m x 2.64m) Dual aspect with double glazed windows to the front and side, radiator, and built-in double wardrobe.



Bedroom Three: 11'10" x 11'8" (3.6m x 3.56m)

Double glazed window to the front aspect, radiator, built-in double wardrobe with overhead storage, built-in dressing table, and additional built-in storage with desk area and shelving.

Bedroom Four / Dressing Room:

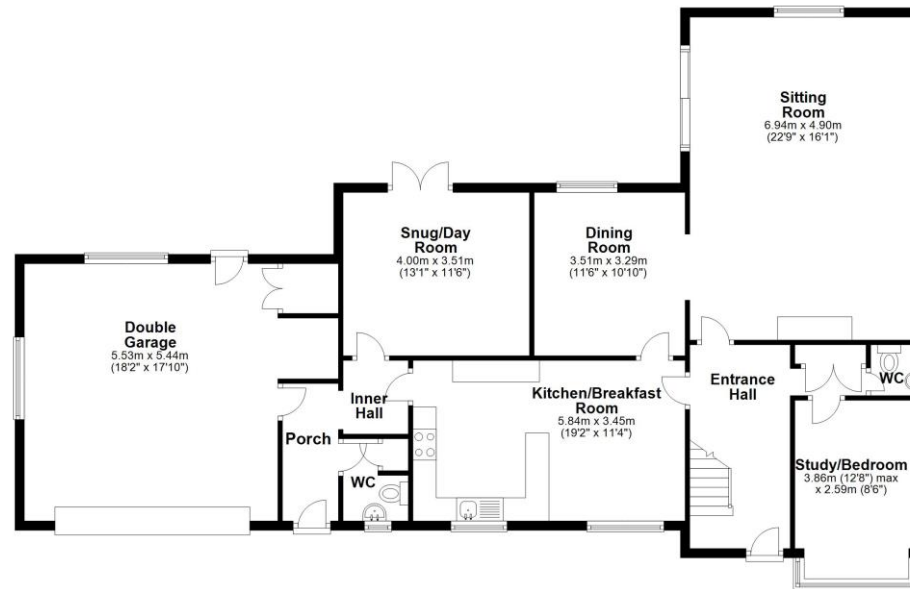
Dressing Room: 12'1" x 9'1" (3.68m x 2.77m) Velux window with fitted blind; radiator; built-in work surface with multiple drawers, desk space and cupboard providing useful storage; and archway through to:

Bedroom: 12'1" x 10'6" (3.68m x 3.2m) Velux window with fitted blind, radiator, inset spotlights, and built-in double wardrobe.

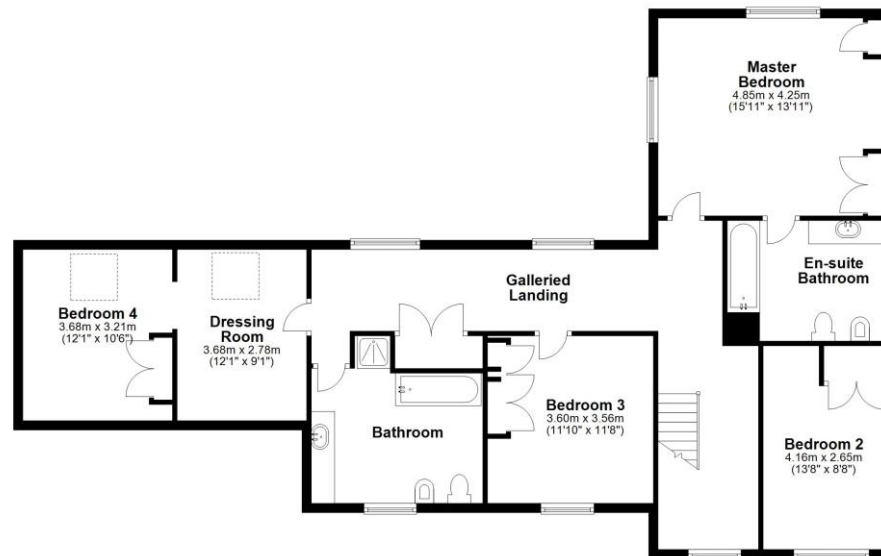
Family Bathroom: Five piece suite comprising tiled bath, separate fully tiled shower cubicle with Aqualisa shower, low-level WC, bidet, and vanity hand wash basin with storage beneath; radiator; tiled walls; inset spotlights; and obscure double glazed window to the front aspect.

Outside - Rear: The spectacular garden is completely private, exceptionally well-maintained and has been cleverly landscaped. There is an extensive laid to lawn garden with substantial patio / seating areas making this the perfect place to enjoy the sun and alfresco entertaining; a further feature sunken patio; walk-through with pergola and various climbing plants; numerous beds which are well-stocked with an abundance of flowers and shrubs; and outside tap, power and lighting. To the rear of the garden is a gate providing access to a secret garden where the oil tank is housed and also has a useful shed / workshop and wood store; and the garden is fully enclosed by panel fencing and hedgerow with double gated side access.

Ground Floor



First Floor



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

5 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: E

Council Tax Band: F



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