

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



37 Judith Avenue, Knodishall, Saxmundham, Suffolk. IP17 1UY

GUIDE PRICE £450,000

37 Judith Avenue, Knodishall, Saxmundham,  
Suffolk. IP17 1YS

A detached bungalow set in a large plot with outbuildings. The property which was extended and modernised by the previous owner is thought to date from the 1930s. Occupying a large plot, the property benefits from a driveway that will accommodate several cars and has a frontage large enough for a trailer, boat or caravan. Double gates to the side of the bungalow open to a green driveway which provides vehicular access to the substantial former Engine Sheds at the far end of the garden. These were constructed to accommodate a traction engine and a lorry. They provide excellent storage space and offer scope to adapt or convert to craft and workshop space. The outbuildings, which have power connected, measure 9.99m x 6.32m and 12.9m x 3.81. The garden, which is a notable feature of the property, is attractively landscaped with lawns and established trees and shrubs. There are spaces for seating in sun and shade and the present owner has added a substantial deck which is accessible from the farmhouse kitchen via French windows. The deck has a ramped access to the garden. The accommodation, which is centrally heated by gas-fired radiators, benefits from uPVC double glazed windows. There are two double bedrooms that are served by a family bathroom which has a bath and shower cubicle/ The large sitting room, which has French windows opening out to the garden, features a large brick fireplace and a wood burning stove. The farmhouse kitchen/dining room is fitted with beautiful handcrafted cabinets which were made by Andy Vale a highly regarded local cabinet maker. There are extensive base level cupboards and drawers, eye level cupboards and a plate rack and an island unit incorporating a breakfast bar and gas hob. There is an electric oven and microwave and space for a tall fridge freezer. There is a recess in the kitchen which was designed to accommodate a range cooker. The utility room, which has space and plumbing for a washing machine has a back door to the garden and opens to a cloakroom. The property offers tremendous scope for enhancement and there is scope to extend the accommodation (subject to the usual consents). The property is available with no onward chain.

**Knodishall is a well served village** which benefits from its own primary school, village shop and public house. There are wonderful walks across the Common and nearby nature reserves at North Warren and Aldringham Fen. The nearby market town of Saxmundham has its own railway station with direct and connecting services via Ipswich to London Liverpool Street station, an excellent range of local shops and a Waitrose and Tesco supermarket. Other attractions in the area include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival and the popular nature reserves at Minsmere and Havergate Island. There are castles to explore at Orford and Framlingham with golf courses at Aldeburgh and Thorpeness and sailing on the River Alde.

**VIEWING**

By appointment with Jennie Jones  
Estate Agents 01728 605511  
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**LOCAL AUTHORITY**

Suffolk Coastal District Council, East  
Suffolk House, Station Road, Melton  
Woodbridge, Suffolk IP12 1RT  
Tel: 01394 383789

**SERVICES**

Mains gas water drainage and  
electricity

**TENURE**

FREEHOLD

**EPC**

E

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Basil Sage  
Parsley Chive  
Mint Thyme







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