

EST.  1993

JENNIE JONES

ESTATE AGENTS



RISEHOLME, 1A CHURCH CLOSE, KELSEA, SAXMUNDHAM IP17 2PA

GUIDE PRICE

£525,000

SUMMARY OF THE ACCOMMODATION

RECEPTION HALL; OPEN PLAN LIVING ROOM; TWO GROUND FLOOR DOUBLE BEDROOMS BOTH WITH EN SUITE; FIRST FLOOR LANDING; DOUBLE BEDROOM WITH EN SUITE;

This superb individually designed house was built around three years ago and enjoys an attractive location at the opening of a cul de sac in the popular and sought after village of Kelsale. The property offers extremely spacious and light accommodation over two floors and has an excellent 'B' energy efficiency rating with sealed unit double glazing throughout and gas fired zoned underfloor heating on the ground floor with timber laminate flooring with the first floor having radiators. To appreciate this excellent and unique property viewing is a must.

Entering the property the light and spacious reception hall has a full height of the ceiling, stairs to the first floor and a spacious cupboard which has the wall mounted gas fired boiler, water softener and plumbing for a washing machine. From here enter the main very spacious living area which is dual aspect and has twin French windows on to the rear decking. There is a range of fitted kitchen units with worksurface and china sink, built in dishwasher and fitted oven and hob with cooker hood over. There are two double bedrooms on the ground floor, one with an en suite wet room, the other with an en suite shower room which has a return door to the hall. On the first floor is a landing with cupboard off which has the hot water cylinder and there is a good sized double bedroom with velux windows having an attractive aspect over the rear garden and an en suite shower room. Outside at the front of the property is an off road parking area and the good sized gardens which run down to a stream are laid mainly to lawn interspersed with mature trees. Immediately behind the property is a large decked area ideal for sitting out.

The village of Kelsale which is well known for it's strong community, centred round a Social Club, has is a primary school at Carlton together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The market town of Saxmundham which is about a 1 mile away has a railway station which provides connecting services to London Liverpool Street and the town has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND = E

SERVICES: Mains water, gas, electricity
and drainage are available to the
property.

VIEWING

By appointment through Jennie Jones Estate
Agents:

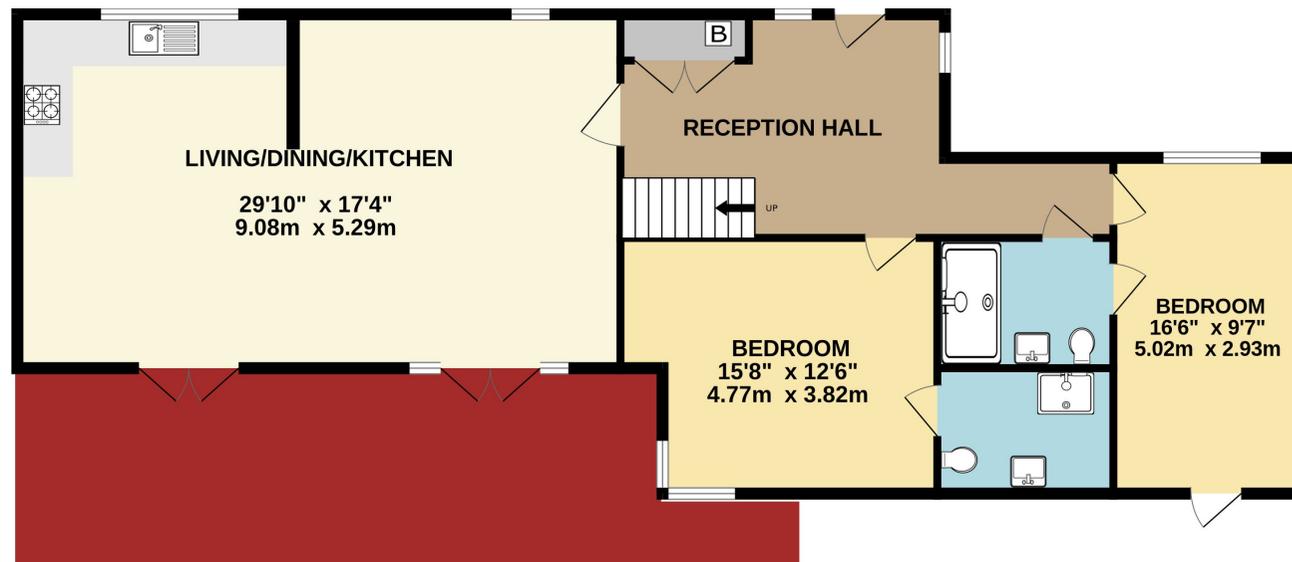
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

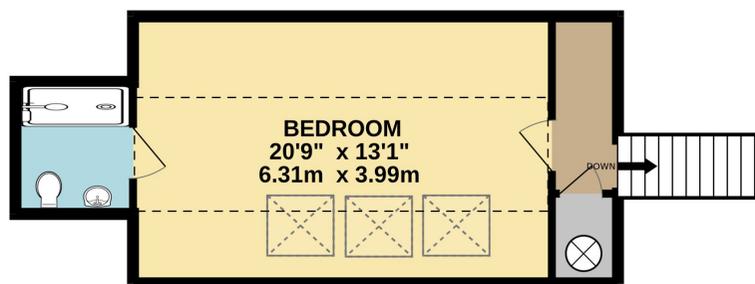
EPC RATING = B

TENURE:

Freehold



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









