

EST.  1993

JENNIE JONES

ESTATE AGENTS



39 Judith Avenue, Knodishall, Suffolk, IP17 1UY.

GUIDE PRICE

£485,000

## **SUMMARY OF THE ACCOMMODATION**

**PORCH: ENTRANCE HALL; OPEN PLAN FAMILY ROOM WITH KITCHEN/SITTING AND DINING AREA; UTILITY ROOM; CONSERVATORY; THREE DOUBLE BEDROOMS, ONE WITH EN-SUITE BATHROOM; SHOWER ROOM; LARGE FRONT AND REAR GARDEN; DOUBLE GARAGE.**

**NO ONWARD CHAIN**

### **THE PROPERTY**

A deceptively spacious detached bungalow standing in gardens of approximately a third of an acre. The property is set back from the road with a long driveway which provides ample parking for several vehicles and gives access to the double garage. The accommodation comprises a front porch which is double glazed to two aspects with a tiled flooring and a door opening to the entrance hall. The hall has two radiators, a loft access hatch with ladder and built in shelved airing cupboard. Bedroom one has a window to the front aspect, radiator, door to the dressing area with wardrobes and a further door opening to the en-suite which comprises a bath with shower attachment, vanity wash basin, toilet, towel radiator and window to the side. Bedroom two has a double glazed window to the side and radiator. The third bedroom is currently used as a study, with windows to the front and side aspects and radiator. The shower room has a spacious shower cubicle, vanity wash basin, toilet with concealed cistern and radiator. The open plan family room has windows to the rear and side aspects and French doors to the conservatory. There is also a large skylight window which provides plenty of light. The kitchen area is very well appointed with a good range of base and wall mounted units with work surfaces over. There is a 1½ bowl sink with mixer tap, integrated dishwasher, fridge and freezer, built in eye level double oven and an island with cupboard space, work surface and inset gas hob with extractor hood over. Other features include a spacious shelved walk in pantry, radiators and a log burning stove in the sitting area. The utility room has a double glazed window and door to the side, stainless steel sink with mixer tap, base units with work surface over, plumbing for washing machine and wall mounted gas fired boiler for central heating and hot water. The conservatory is double glazed to three aspects with doors to the rear garden, ceramic tiled flooring and two electric heaters. OUTSIDE. To the front is a large garden which is mainly lawn with borders containing mixed planting, a driveway leads to the double garage with two doors, power, lighting, personal door and window. The enclosed rear garden is also mainly lawn with borders containing a wide variety of mature planting and two timber sheds.

To fully appreciate the accommodation offered and the lovely gardens, early viewing is highly recommended.

### **LOCATION**

The popular and sought after village of Knodishall has a number of amenities including a village store, public house, primary school and garage. The village is situated about one mile south of the busy town of Leiston with its traditional range of High Street shops, supermarket, doctors and dental surgeries, cinema, leisure centre and swimming pool complex. The Suffolk Heritage Coastline lies just a short drive away with easy access to Thorpeness with its popular boating lake and long shingle beach. The ever popular town of Aldeburgh with its vast array of amenities and leisure facilities is about four miles from the property. The National Trust reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath are all within easy reach. The market town of Saxmundham, with its good shopping facilities is situated about four miles to the west and offers good access to the A12 trunk road, the station in the town has an hourly service to London Liverpool Street via Ipswich.



**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND: = D**

**SERVICES:**

We understand that mains water and electricity are connected. Heating by gas fired boiler.

**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = D**



Total Area: 141.6 m<sup>2</sup> ... 1524 ft<sup>2</sup>

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.



















