

EST.  1993

JENNIE JONES

ESTATE AGENTS



Smokey Cottage, Carlton Road, Kelsale IP17 2QE.

GUIDE PRICE

£225,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE PORCH; SITTING ROOM; KITCHEN; BATHROOM;
TWO BEDROOMS; FRONT AND REAR GARDEN; PARKING & GARAGE**

THE PROPERTY

Smokey Cottage is a pretty little turn of the century cottage located in the popular village of Kelsale. The cottage is well presented for sale and offers versatile accommodation set over two floors. It features a wood burning stove in the Sitting Room and a pretty cottage style garden. Windows and doors are UPVC double glazed with heating being via electric storage heaters.

Accommodation is set over two floors, entrance via UPVC part glazed door to; entrance porch with window to front, part glazed door to, sitting room with feature fireplace with woodburning stove, doors off, bathroom with panel enclosed bath, low level WC and pedestal wash hand basin, kitchen with range of eye and base level units stairs off and UPVC door to garden, first floor landing bedroom double aspect door to bedroom one double aspect with views over the garden. Outside front garden with low wall. Rear garden laid to lawn with established flower beds, off road parking and garage.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

The village of Kelsale has 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 nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

LOCAL AUTHORITY

East Suffolk Council,.

COUNCIL TAX BAND: = A

SERVICES:

We understand that mains water, electricity and drainage are connected. Electric Heating.

TENURE: Freehold

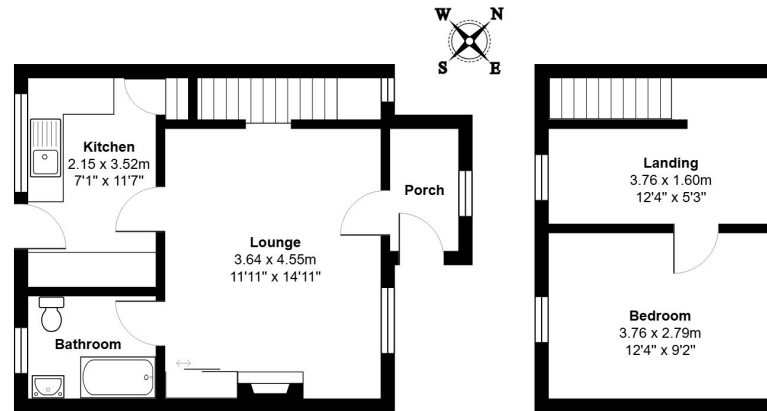
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = D



Total Area: 55.2 m² ... 594 ft²

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.









