

Judith Avenue, Knodishall, Suffolk,
IP17 1XF
Offers in excess of £300,000

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- Pristine End of Terrace House
- Three Bedrooms
- Spacious Living/Dining Room
- Refitted Kitchen
- Ground Floor Cloakroom
- First Floor Family Bathroom
- Off-Road Parking to Front
- Landscaped South-Facing Rear Garden
- Replacement Double-Glazing & Combination Boiler
- Replacement Internal Doors & Flooring
- New Roof Felting



Located in the sought-after village of Knodishall lies this pristine three-bedroom end of terrace house which has been owned since 1994 by the current owners and has been much improved including replacement double-glazing, combination boiler, internal doors, flooring throughout and new roof felting. The spacious family home benefits from off-road parking to the front and a landscaped south-facing rear garden with brick outbuilding. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, refitted kitchen, spacious living/dining room, first floor landing, three bedrooms, and a family bathroom.

The village of Knodishall has a farm shop and 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.

Outside – Front: There is a driveway providing off-road parking which is flanked by hedgerow and fencing with flowerbeds and shrub borders.
Entrance Hall: Laminate flooring, vertical radiator, built-in cupboard which is shelved and has hanging space for coats, staircase rising to the first floor, and understairs recess with bespoke built-in storage. Replacement internal doors provide access to the cloakroom, kitchen and living/dining room.
Cloakroom: A two-piece suite comprising a low-level WC and space-saving hand wash basin with storage beneath, along with tiled flooring and a double-glazed opaque window to the front aspect.
Kitchen: *12'8" x 8'7" (3.86m x 2.62m)* A refitted kitchen providing a range of stylish eye





and base level cupboards and drawers complemented by under unit lighting, square edge work surfaces with matching upstands, one-and-a half bowl sink and drainer, and tiled splashbacks. There is space for a range-style cooker with built-in extractor hood above, space for a fridge freezer and washing machine, vertical radiator, tiled flooring, ceiling inset spotlights, wall-mounted replacement boiler, built-in slimline storage cupboard with built-in shelving, and double-glazed window to the front aspect.

Living/Dining Room: *17'5" x 13'1" (5.3m x 4m)* Double-glazed window to the rear aspect, double-glazed sliding patio door opening out to the south-facing rear garden, two radiators, and ceiling inset spotlights.

First Floor Landing: Built-in cupboard with shelving, access to the loft via a pull-down ladder and the loft has a light and is half boarded. Replacement internal doors lead to the bedrooms and bathroom.

Bedroom One: *13'3" x 10'8" (4.04m x 3.25m)* Double-glazed window to the front aspect, a radiator, and built-in wardrobe with mirrored sliding doors.

Bedroom Two: *12'6" x 10'2" (3.8m x 3.1m)* Double-glazed window overlooking the rear garden and a radiator.

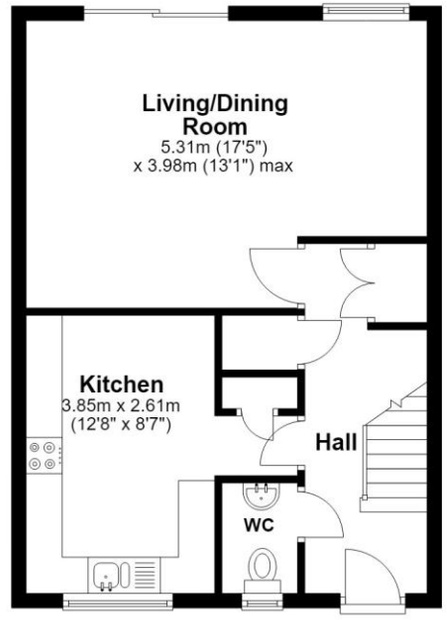
Bedroom Three: *8'11" x 6'11" (2.72m x 2.1m)* Double-glazed window overlooking the rear garden and a radiator.

Family Bathroom: A three-piece suite comprising a bath with Mira Sport shower and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, fully tiled walls and floor, and a double-glazed opaque window to the front aspect.

Outside – Rear: The low-maintenance south-facing garden has an Indian sandstone patio, laid to lawn area with raised flowerbed to the rear, and decorative slate area housing a mains powered water feature. There is a brick outbuilding with power and light providing useful storage and the garden is fully enclosed by fencing with gated rear access.

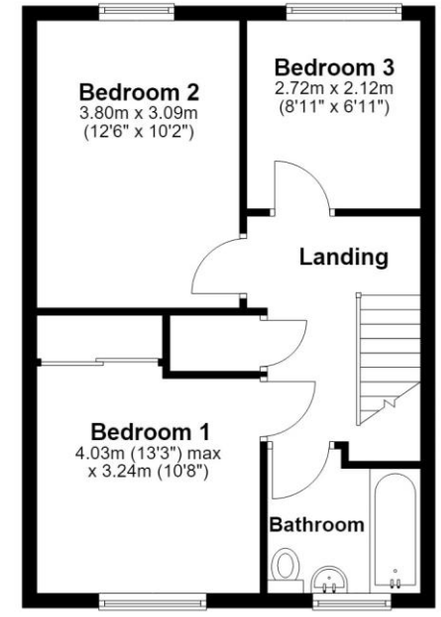
Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 sq. feet)

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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: C
Council Tax Band: B





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