

Artillery Meadow, Kelsale, Suffolk, IP17 2EP
Guide Price £250,000 to £260,000

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- No Onward Chain
- End Of Terrace House
- Two Double Bedrooms
- Spacious Sitting Room
- Modern Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Off-Road Parking to Front
- Low-Maintenance Rear Garden
- Underfloor Heating to Ground Floor
- Radiators to First Floor
- Just Two Years Old
- 8 Years Remaining on NHBC Warranty



This beautifully presented two-bedroom end of terrace house, located on an exclusive development in Kelsale, was built by Badger Homes just two years ago and comes with the remainder of a ten-year NHBC warranty. The spacious family home is being sold with no onward chain and comes with a block-paved driveway providing off-road parking for two to three cars to the front, a low-maintenance rear garden, double-glazing, and gas central heating with underfloor heating to the ground floor and radiators to the first floor. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, modern kitchen, sitting room, ground floor cloakroom, first floor landing, two well-proportioned double bedrooms, and a modern bathroom.

The village of Kelsale lies approximately one mile from the charming market town of Saxmundham offering excellent access by rail and road to many of the nearby 'must see' places to visit along the coast. Saxmundham has a busy high street and boasts several cafés, pubs and restaurants, a diverse selection of independent shops, Waitrose and Tesco, and General Post Office. The pretty coastal town of Aldeburgh, seaside village of Thorpeness, and the renowned Snape Maltings are all under ten miles from Kelsale; and Rendlesham Forest is under fifteen miles away.

Outside – Front: There is a block-paved driveway providing off-road parking for two to three cars and a gate to the side leading to the rear garden. The frontage has a large flowerbed well-stocked with shrubs, an outside tap, and storm porch above the double-glazed front door.

Entrance Hall: *10'8" x 3'8" (3.25m x 1.12m)* Underfloor heating, staircase rising to the first floor, and an oak internal door through to:

Kitchen: *8'9" x 7'11" (2.67m x 2.41m)* Fitted with a range of modern eye and base level cupboards and drawers complemented by under unit lighting, roll edge work





surfaces, one-and-a-half bowl stainless-steel sink and drainer, and tiled splashbacks. Integrated appliances include an electric oven and four-ring ceramic hob with extractor hood over, and there is space for a fridge freezer and washing machine. The kitchen has ceiling inset spotlights, underfloor heating, a wall-mounted boiler, three double-glazed windows to the front aspect, and oak internal doors into the sitting room and cloakroom.

Sitting Room: *14'5" x 11'11" (4.4m x 3.63m)* Double-glazed French doors opening out to the rear garden, underfloor heating, and an understairs cupboard.

Cloakroom: *4'11" x 4' (1.5m x 1.22m)* A two-piece suite comprising a low-level WC and pedestal hand wash basin with tiled splashback, along with underfloor heating and a double-glazed opaque window to the side aspect.

First Floor Landing: Radiator, access to the loft, and oak internal doors leading to the bedrooms and bathroom.

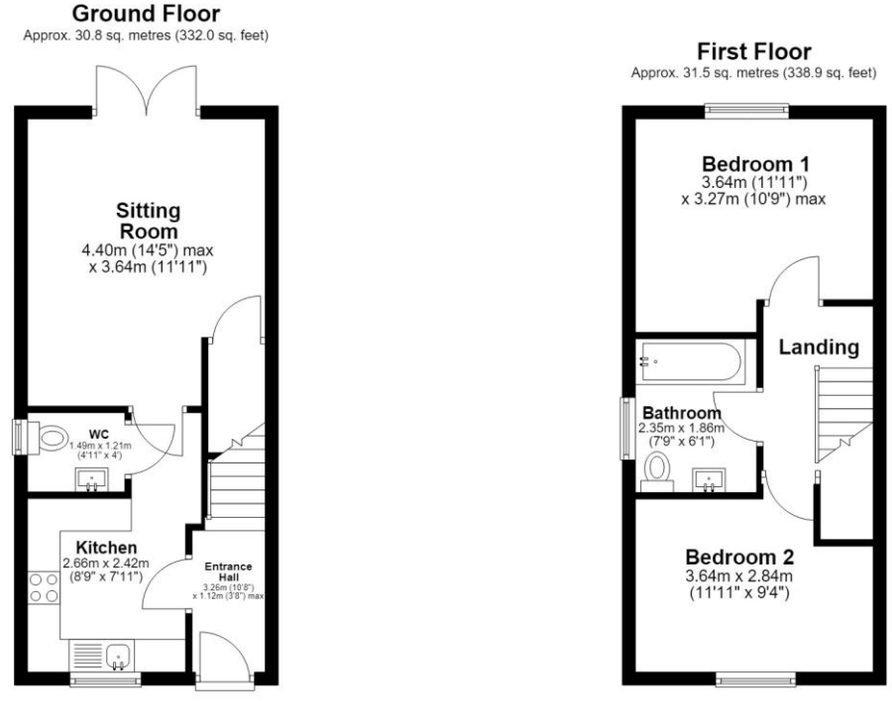
Bedroom One: *11'11" x 10'9" (3.63m x 3.28m)* Double-glazed window to the rear aspect and a radiator.

Bedroom Two: *11'11" x 9'4" (3.63m x 2.84m)* Double-glazed window to the front aspect and a radiator.

Bathroom: *7'9" x 6'1" (2.36m x 1.85m)* A modern three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin. The bathroom also has a heated towel rail, tiled splashbacks, wall-mounted mirror, ceiling inset spotlights, extractor fan, and a double-glazed opaque window to the side aspect.

Outside – Rear: The low-maintenance garden is predominantly laid to lawn with a patio area, shed, outside lighting, and is fully enclosed by panel fencing.

Charges: There is an annual service charge of £31.46 (inclusive of buildings insurance) relating to the upkeep of communal areas on the development.



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

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Attributes

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





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