

Gorse View, School Road,
Knodishall, Suffolk, IP17 1TS
Asking Price £325,000

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- Extended Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- Ground Floor Refitted Bathroom
- First Floor Shower Room
- Ample Off-Road Parking to Front
- Landscaped Rear Garden with Workshop



Situated in the popular village of Knodishall lies this extended and very well maintained four-bedroom semi-detached family home. The property has been in the current ownership for approximately 20 years and comes with a gated block-paved driveway to the front providing ample off-road parking and a landscaped rear garden with large workshop. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. To the ground floor is an entrance hall, sitting room with multi-fuel stove, dining room, kitchen/breakfast room, utility room, and stylish refitted four-piece family bathroom. The first floor has a landing, four bedrooms and a shower room.

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: Two five-bar gates provide access to a sweeping block-paved driveway providing ample off-road parking, the garden is laid to lawn with flowers and shrubs, and the frontage is enclosed by feature brick wall. There is a gate to the side providing access to the rear garden and steps lead up to a double-glazed front door.
Entrance Hall: Double-glazed windows to the front and side aspects, a radiator, laminate flooring, staircase rising to the first floor, and doors providing access to the sitting room and dining room.
Sitting Room: *15'7" x 12'9" (4.75m x 3.89m)* Double-glazed window to the front aspect, multi-fuel stove set within a brick fireplace with surround, and a coved ceiling.
Dining Room: *12'11" x 10'10" (3.94m x 3.3m)* Double-glazed window to the front aspect, a radiator, coved ceiling, and door leading to:
Kitchen/Breakfast Room: *18'6" x 14'6" (5.64m x 4.42m)* Fitted with an extensive range of matching eye and base level units and drawers, tiled work surfaces, one-and-a-half bowl ceramic sink with water filter beneath, and tiled





splashbacks. There is space for a cooker, fridge freezer and full-size dishwasher, understairs storage/pantry space, radiator, laminate flooring, ceiling inset spotlights, double-glazed window to the rear aspect, and a doorway through to:

Utility Room: *7'10" x 7'2" (2.4m x 2.18m)* There are two modern J-Pull base level units with work surface above incorporating a one-and-a-half bowl stainless steel sink and drainer with metro tile splashbacks. The utility room has space for a tumble dryer and washing machine, radiator, tiled flooring, access to the loft, double-glazed window to the rear aspect, double-glazed door opening out to the side, and a door leading to:

Family Bathroom: A stylish refitted four-piece suite comprising a freestanding bath with Deva mixer tap and shower attachment, corner shower enclosure with Mira shower, low-level WC and vanity hand wash basin with storage beneath. The bathroom also has a vertical radiator, tiled walls and floor, coved ceiling, extractor fan, built-in cupboard with shelving, and a double-glazed opaque window to the side aspect.

First Floor Landing: Access to the loft and doors leading to the bedrooms and shower room.

Bedroom One: *11' x 10'9" (3.35m x 3.28m)* Double-glazed window to the front aspect and a radiator.

Bedroom Two: *11'8" x 10'9" (3.56m x 3.28m)* Double-glazed window to the front aspect and a cupboard housing the boiler.

Bedroom Three: *11'1" x 7'11" (3.38m x 2.41m)* Double-glazed window to the rear aspect with field views, a radiator, and built-in cupboard.

Bedroom Four: *11' x 10'10" (3.35m x 3.3m)* Double-glazed window to the rear aspect with field views and a radiator.

Shower Room: A three-piece suite comprising a shower enclosure with Mira shower, low-level WC and vanity hand wash basin with storage beneath, along with a radiator, vinyl flooring, and a double-glazed opaque window to the rear aspect.

Outside – Rear: Leading out from the back of the house is a patio seating area with steps up to the formal garden which is laid to lawn and enclosed by immaculately maintained hedgerow with a path leading to a large workshop at the rear.

Workshop: *17'1" x 16'5" (5.2m x 5m)* The workshop has power and light connected, a double-glazed window, and double-glazed door providing access.



Total area: approx. 150.9 sq. metres (1624.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: C
Council Tax Band: C





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