



EH

EXQUISITE  
HOME

## *Between the land and the sea*

Sitting between the thriving market town of Saxmundham and the coast, the village of Knodishall is a small East Suffolk community built around a Grade II\* listed Norman church and spreading out over the Hundred River valley. With a primary school, a village shop, a pub and a garage, it's a close-knit community with excellent transport links. On the edge of the Suffolk Coast and Heaths AONB and the beautiful Heritage Coast with its gracious resorts, it is well served by the A12 running nearby from Lowestoft down to London via Colchester and Chelmsford and regular fast trains from Saxmundham into Ipswich and thence into London Liverpool Street.

## *Immaculate Bungalow in a Village Setting*

Sitting in the heart of the village is this immaculate detached bungalow, built nine years ago and bought at that point by the present owners. They were attracted by the secluded position, the complete privacy and the proximity to the coast. Since moving in, they have redecorated throughout in an attractive neutral palette, replaced the kitchen and both bathrooms. The bungalow stands on a generous plot with a large block paved drive with plenty of room for off street parking. There is an integrated garage with power and light which provides more space if required. Wisteria grows up the front of the house with its purple fragrant spikes adding colour and texture and the drive is bounded by a number of well-established shrubs and trees including two smoke bushes and a small plum tree. The area to the back and side has been covered with membrane and bark chippings, cutting down considerably on the amount of maintenance. The bungalow is approached via a gravel drive and it is set well back from the road, giving an air of seclusion.



## Knodishall | East Suffolk

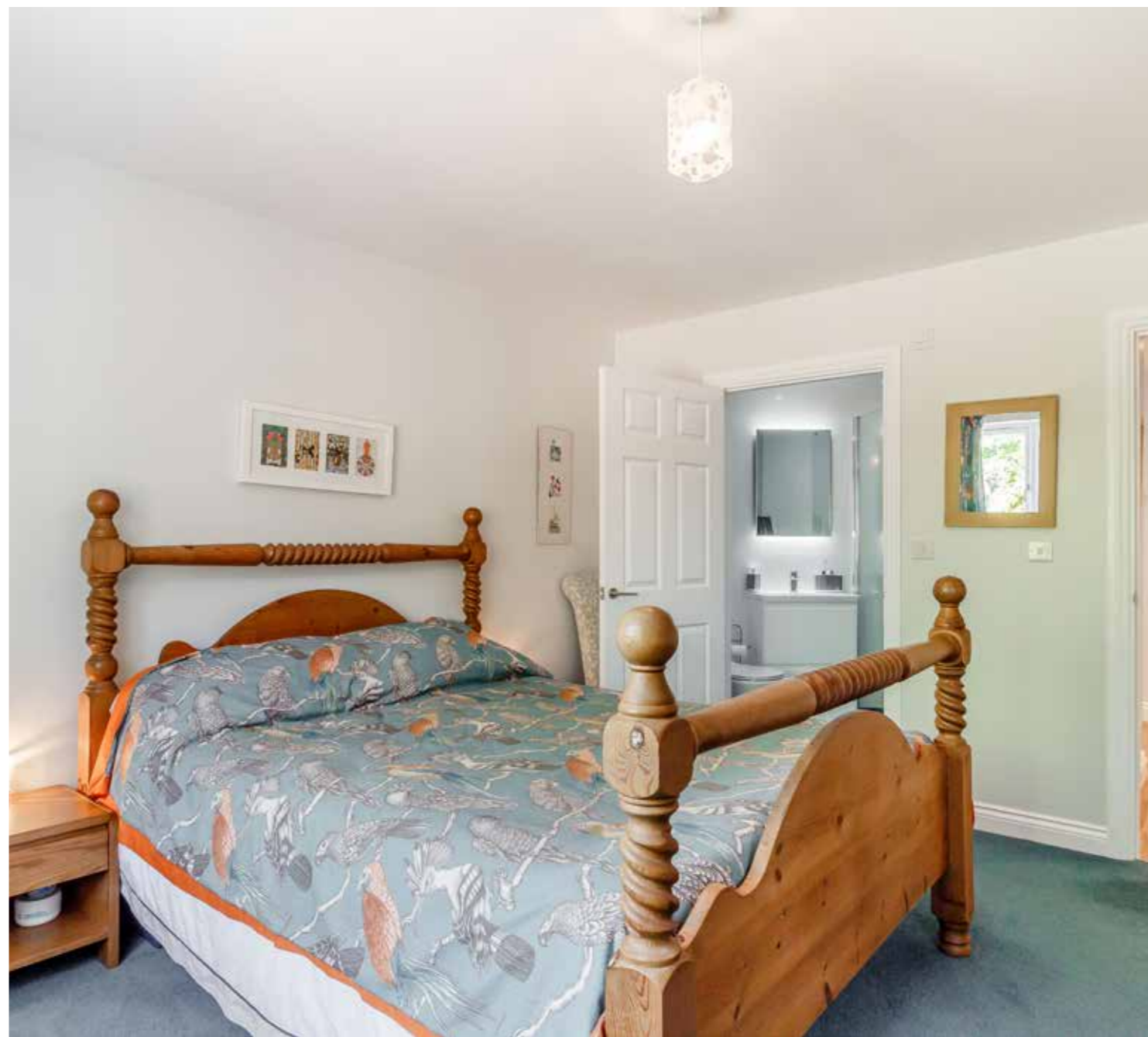


The front door opens into the light-filled hall floored in pale laminate wood. To the left is a useful study, ideal for those who need to work from home. The stunning kitchen/diner opens out to the left towards the back of the house with natural light streaming in through the pair of double doors opening out on to the garden. Sleek and contemporary, the kitchen features cream cabinets, recycled crushed glass worktops, a central island with seating and further storage illuminated by an on trend chrome pendant light, two single integrated energy efficient Samsung ovens with the potential to be separated into four when cooking multiple dishes, an induction hob and integrated Zanussi dishwasher. Next door is the useful utility room with an extra sink, fridge, plenty of storage and more preparation space. The owners absolutely love their kitchen which they look on as the main focal point of the bungalow. They eat, chat and socialise there enjoying the delightful views over the garden.

### *Light and Airy*

The lovely lounge sits at the back of the bungalow enjoying uninterrupted views of the back garden. Its focal point is an attractive marble fireplace with a gas fire. Spacious and decorated in a light and attractive paint colour, it is the ideal family room with plenty of space for playing board games, enjoying a coffee, chatting or simply relaxing in front of the television.

To the right of the bungalow, the bedrooms and bathroom are arranged to give the maximum amount of space and flow. The principal bedroom sits at the front, spacious and roomy and benefiting from built in wardrobes and a sleek, contemporary shower room with storage. The owners have replaced the en suite and made it into more of a wet room. The second and third bedrooms are both good sized doubles, ideal for guest accommodation or children, and the three-piece family bathroom

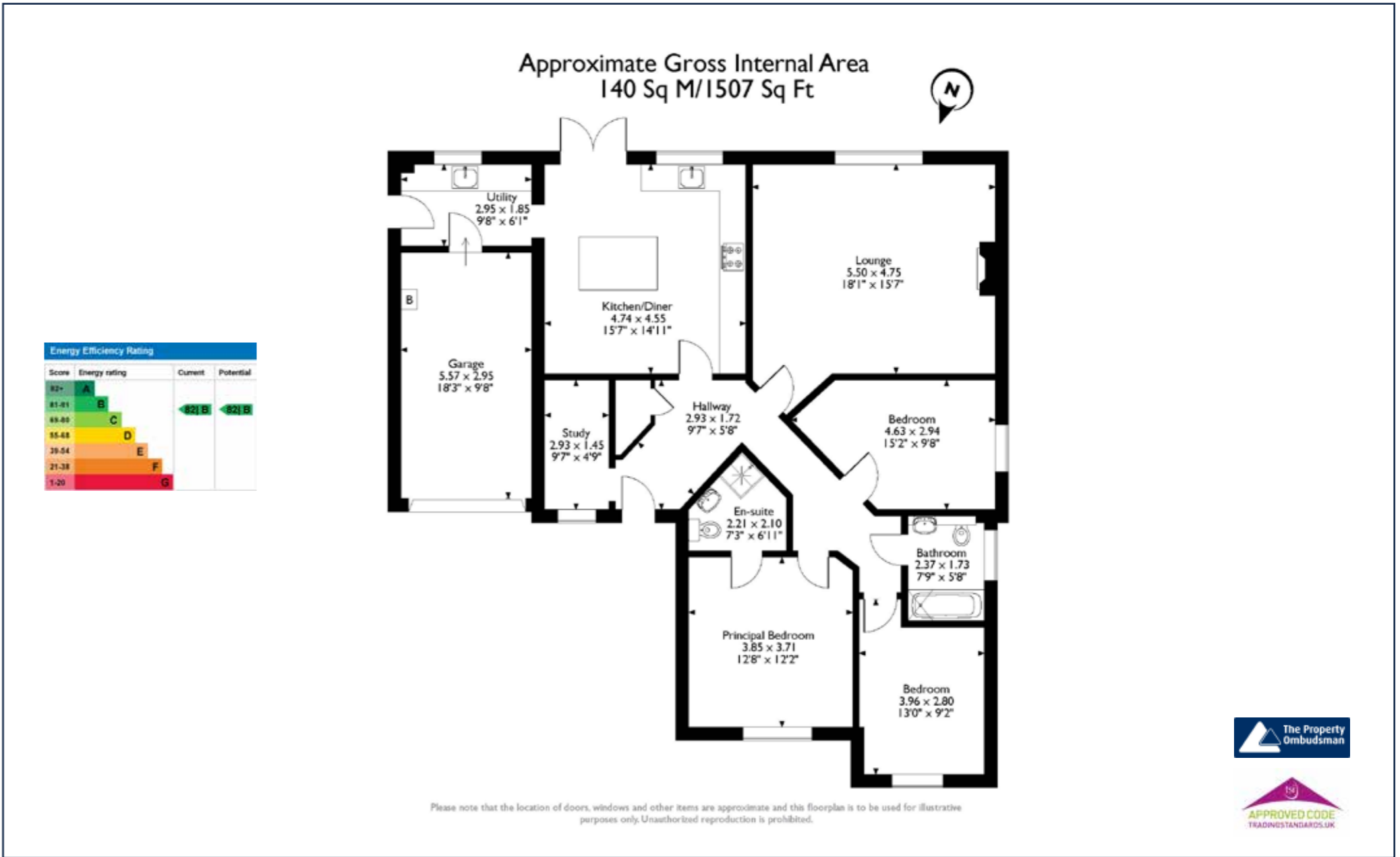


is elegant and spacious. The floor is in reflective sparkly black granite with a large P-shaped bath with shower over and a chrome towel heater. This room has been thoughtfully designed for the needs of any family configuration. The integrated garage has power and light and houses the plumbed in washing machine and tumble dryer. If desired, and with the correct permission in place, it could be converted into a home gym or even used to extend the current kitchen and utility room into a large multi-purpose kitchen/dining room/sitting room.

### Pretty Back Garden with Added Value

The lovely south facing garden is completely secluded, private and very popular with local wildlife. The owners love to sit and watch pheasants, muntjac deer and birds while the sparrowhawks wheel and call out overhead. An anti-slip Indian sandstone terrace at the back of the house is ideal for lazy coffees in the morning or a glass of wine at night and it has been treated with a resin-based material which banishes weeds. The owners have added a magnificent water feature with composite decking and integrated lights, beautiful by both day and night. A small pear tree grows here, along with many mature and well-established trees and shrubs. The owners built a cabin in 2014 which is currently used as a sewing and hobby room. Double glazed and white painted within, it would make the ideal home office or even a treatment room.

The owners can be in Thorpeness in under five minutes and love the fact that they are on the edge of a beautiful holiday area but in such a quiet and secluded part of it that they have no difficulty with traffic or associated issues. The village and its surroundings are ideal for dog walking and local shops in Saxmundham and slightly further afield in Martlesham and Leiston serve all their needs. Immaculate within and without, spacious and with a low maintenance garden, this lovely bungalow should be viewed without delay.



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