Waveney Cottage, Kelsale, Saxmundham, Suffolk. IP17 2NU

PRICE £334,995
Waveney Cottage, Low Road, Kelsale, Saxmundham, Suffolk. IP17 2NU

A delightful single storey three bedroom detached cottage which is situated at the heart of the pretty Suffolk village of Kelsale within convenient reach of the excellent local amenities at Saxmundham and the attractions of the Suffolk Heritage Coast. The cottage occupies a large plot and features an attractive lawned rear garden that has a covered patio/outdoor entertaining space and a carp pond. There is good off street parking at the front of the house with a useful car port. The accommodation is well presented and spacious, centrally heated by gas-fired radiators and double glazed. The sitting room opens to the rear garden via French windows; there is a very spacious dining room and a smart fitted kitchen/breakfast room. The three well-proportioned bedrooms are served by a smart family bathroom which has a bath and a wide shower cubicle. The property has a great deal of character and charm and deserves an early internal inspection.

Kelsale is a popular village about a mile and a half from the excellent amenities at Saxmundham. Carlton/Kelsale has its own pub and primary school and is conveniently located for access to the A12 and the Suffolk Heritage Coast. Saxmundham has a Waitrose and a Tesco supermarket. The railway station provides connecting services to London, Norwich and Cambridge. The seaside towns of Aldeburgh and Southwold and some of the county’s most beautiful beaches lie within easy reach by car. There are golf courses at Aldeburgh and Thorpeness and a very good sports centre and swimming pool at Leiston. There are sailing clubs of the rivers Alde, Ore and Deben and nature reserves at Minsmere, Havergate Island and Shingle Street. This part of Suffolk has become a haven for writers, artists and musicians. There are galleries in Saxmundham and Aldeburgh and a world class concert hall at Snape Maltings which is home to the Aldeburgh Festival.

VIEWING By appointment with Jennie Jones Estate Agents 01728 605511
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LOCAL AUTHORITY Suffolk Coastal District Council, East Suffolk House, Station Road, Melton Woodbridge, Suffolk IP12 1RT Tel: 01394 383789

SERVICES Mains water, gas, electricity and Drainage.
Distance
London 106 miles
Ipswich 23 miles
Aldeburgh 9.5 miles
Saxmundham 1.4 miles

Schools
Kelsale Primary School
Carlton Road Kelsale, Saxmundham
Telephone: 01728 602297

Saxmundham High School
Seaman Avenue, IP17 1DZ
Telephone 01728 633910

Railway Station
Station Approach Saxmundham

Doctor’s surgery
Lambsale Meadow
Saxmundham IP17 1DY
Telephone 01728 602022

Supermarkets
Tesco Saxmundham
Waitrose Saxmundham

Sports centre
Leiston Leisure Centre (pool)
Red House Lane. IP16 4LS

TENURE
FREEHOLD

EPC
D

SUMMARY OF ACCOMMODATION

Entrance hall; kitchen/breakfast room 5.39m x 3.71m; Lobby;
Dining room 5.49m x 3.01m; Sitting room 4.21m x 3.93m;
Bedroom one 4.26m x 2.70m; Dressing area;
Bedroom two 3.10m x 2.56m; Bedroom three 3.32m x 3.32m;
Bathroom.