

An individual four bedroom detached family home presented in good order on the outskirts of the popular village of Kelsale, just a short distance to the market town of Saxmundham and a short drive to the Heritage Coast at Aldeburgh.

Guide Price
£525,000 Freehold
Ref: P7508/B

3 Cloutings Close
Kelsale
Saxmundham
Suffolk
IP17 2RX



Entrance hall, sitting room, conservatory, dining room, kitchen/breakfast room, utility and cloakroom.

Principal bedroom with en-suite shower room, 3 further bedrooms and family bathroom.

Enclosed gardens to the side and rear and landscaped gardens to the front.

Detached double garage.

Off-road parking for 2-4 vehicles

Contact Us



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Location

3 Cloutings Close can be found within the village of Kelsale, just over a mile from the centre of the popular town of Saxmundham. Saxmundham offers excellent shopping facilities, including Waitrose and Tesco supermarkets, independent shops, a primary school, a medical centre and a railway station with connections through to Ipswich and London's Liverpool Street. The unspoilt beauty of the Heritage Coast lies within a few miles and boasts the popular centres of Aldeburgh, Thorpeness, Southwold and Walberswick. Snape, home of the Aldeburgh Festival, is within easy reach, as is the RSPB Minsmere Nature Reserve at Dunwich. The historic town of Framlingham lies about 9 miles to the west with excellent private schooling, and the county town of Ipswich lies about 22 miles to the south-west.

Directions

Heading south on the A12 from Yoxford, take the turning on the left onto the B1121 (signposted Kelsale and Saxmundham). Continue along this road for approximately half a mile and take the turning on the right onto Cloutings Close. The property can be identified by a Clarke and Simpson for sale board.

Description

Cloutings Close is a private cul-de-sac of five properties individually designed and built by Hopkins and Moore in 1999. Number 3 is a four-bedroom detached house with rendered and colourwashed elevations under a pitch tiled roof. It occupies a prominent and elevated position within the close and has a landscaped frontage and a driveway that provides off-road parking for 2 to 4 vehicles in front of a detached double garage.

The property is well presented throughout and has well laid out accommodation over two storeys comprising an entrance hall with doors leading off to the principal reception rooms. The sitting room is a dual aspect room with a feature fireplace with recessed gas fired stove on a pamment hearth with an oak beam over. Double doors lead to the conservatory which overlooks the rear garden. There is also a dining room, cloakroom and a kitchen/breakfast room, the latter having a matching range of fitted wall and base units with rolltop work surface incorporating a one and half bowl single-drainer sink unit with mixer tap over, tiled splashback and water softener. There is an integrated dishwasher, four ring gas hob with extractor hood over, high level Neff double oven, ceramic tiled floor and a built-in understairs cupboard. There is a further door from here to the utility room which has a wall mounted gas fired boiler, stainless steel single-drainer sink unit and space for appliances, including plumbing for a washing machine, and a door to the garden.

Stairs rise from the entrance hall to the first floor landing which has a window to the front, large access to the loft and a built-in airing cupboard with slatted shelving and a radiator. Doors lead off to the principal bedroom which has a window to the rear, built-in double wardrobe, with hanging rail and shelf above and door to the ensuite shower room. This benefits from a built-in shower cubicle with main feds shower over and a concertina door, close coupled WC, and basin with cupboards under and mirror above. There is also an obscure window to the rear, extractor fan and ceramic tiled floor. Bedroom two is a further double bedroom with a window to the front and built-in single wardrobe with hanging rail and shelves above. Bedroom three is a small double with a window to the rear and single wardrobe with hanging rail and shelf above. Bedroom four is a single room with a window to the front. The family bathroom comprises a panelled bath with ornate mixer tap and shower attachment, closed coupled WC, pedestal hand wash basin, obscure window to the side, ceramic tiled floor and extractor fan.

The property benefits from double glazing and gas fired central heating throughout.

The property also offers scope for further development and currently has a planning application which has been permitted for a single storey side extension . The planning reference number is DC/24/1124/FUL. Copies of the Decision Notice and accompanying drawings are available from the agents.

Outside

The property is approached via a shared driveway leading to the private driveway for the property which provides off-road parking for two-four vehicles in front of a detached double garage. The double garage measures 5.3m x 5m and has two up and over doors with a personnel door to the side and power and light connected. The front garden is landscaped and mainly laid to lawn with a path and ramp leading to the front door and to the gated side access. The side path leads to the vegetable garden where there is also a green house and raised beds. The paths continue to the side and rear gardens via a small pond. The established rear garden is south/south-westerly facing and is mainly laid to lawn with well stocked shrub and flower borders. There is a paved terrace to the rear of the property, a bin storage area and an outside tap to the side. There is a further side garden beyond which has a further gate returning to the front.









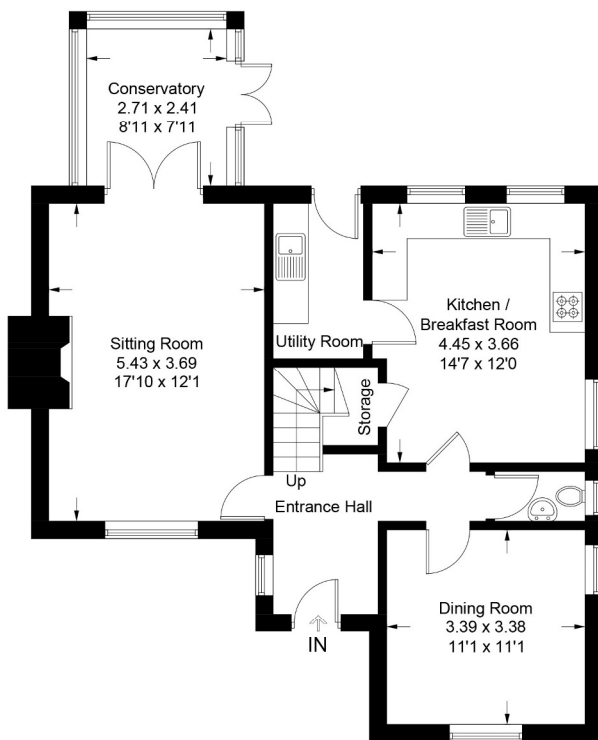






3 Cloutings Close, Kelsale

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas. Private Drainage to a modern septic tank.

Broadband To check the broadband coverage available in the area click this link –
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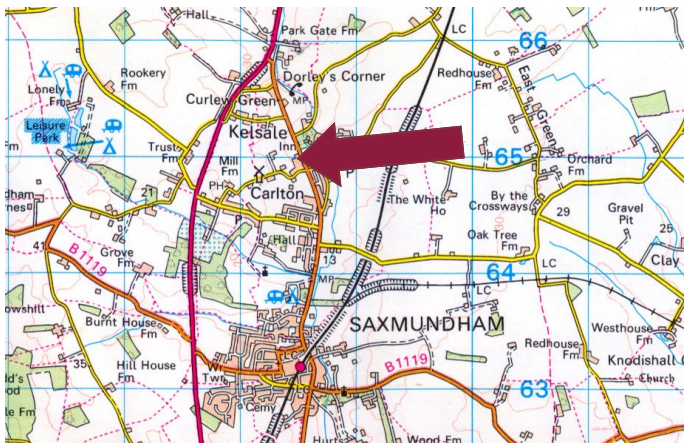
EPC Rating = C (Copy available from the agent.)

Council Tax Band E ; £2,554.46 payable per annum 2024/2025

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The owners and any future owners of 3 Cloutings Close will be expected to pay a fair and reasonable contribution towards the cost of the upkeep and maintenance of the shared driveway.
4. Private drainage system (the vendor has informed the agents that the septic tank works in a satisfactory manner. However, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price).

January 2025



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