

*A three bedroom detached bungalow set in the heart of Knodishall, within walking distance of the pub and shop, and 2.5 miles from the sea at Thorpeness.*

Guide Price  
£275,000 Freehold  
Ref: P7504/C

53 Leiston Road  
Knodishall  
Suffolk  
IP17 1UQ



Hallway, sitting room, kitchen/dining room, garden room, cloakroom, three bedrooms and bathroom.

Front and rear gardens, extending in all to 0.1 acres.

Off-road parking space and integral garage.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The subject property is located within the heart of the village of Knodishall. The village itself benefits from a shop, garage, public house and primary school. Secondary schooling is available in the neighbouring town of Leiston (1.4 miles), where there is also a Co-operative supermarket and cinema. The larger town of Saxmundham, is about 4 miles to the east, where further facilities include Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The county town of Ipswich lies about 22 miles to the south-west. The Heritage Coast is just 2.5 miles from the property, with the popular coastal towns of Thorpeness, Aldeburgh and Southwold all within easy reach.

## Description

53 Leiston Road is a detached bungalow believed to date from the 1960s or 1970s of what appears to be of brick construction under a predominantly concrete pantile roof. The property benefits from all mains services and there is a gas fired central heating system. The dwelling has UPVC double glazed windows throughout and relatively modern kitchen and bathroom facilities. To the rear of the bungalow is a garden room that was added in more recent decades. The property has off-road parking, an integral garage and a garden to the front, side and rear.

The accommodation comprises the following:

### Ground Floor

A door opens to an

#### *Hallway*

Radiator. Hatch to roof space, built in cupboard and airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead off to the sitting room, kitchen, bathroom and bedrooms.

#### *Sitting Room, (3.89m x 4.22m)*

North-west and north-east facing windows to the front and side of the property. Radiator.





*Kitchen* (4.21m x 3.13m)

Fitted with high and low level wall units with integrated electric oven. Space and plumbing for a fridge and freezer. Work surface with one and a half bowl stainless steel sink with drainer and mixer taps above. Four ring halogen hob with extractor fan above. Wall mounted gas fired boiler. Radiator. North-east facing window to the side of the property and an internal window to the garden room. A door also leads to the



*Garden Room* (4.62m x 2.92m)

Wall to wall glazing to the south-east and south-west with French doors opening up to the rear garden. Further north-east facing window.



A door opens to a

*Cloakroom*

WC and hand wash basin. North-east facing window with obscured glazing.

From the hallway, further doors lead to the

*Bathroom* (2.36m x 1.67m)

Comprising bath with shower above. WC and hand wash basin. Radiator. South-east facing window. Tiled walls.



*Bedroom One* (3.92m x 3.53m)

Built-in wardrobe. Radiator. South-east facing window to the rear of the property.



*Bedroom Two* (3.49m x 2.70m)

A double bedroom with north-west facing window to the front of the property. Radiator.



*Bedroom Three/Study* (2.21m x 2.42m)

North-west facing window to the front of the property. Radiator.



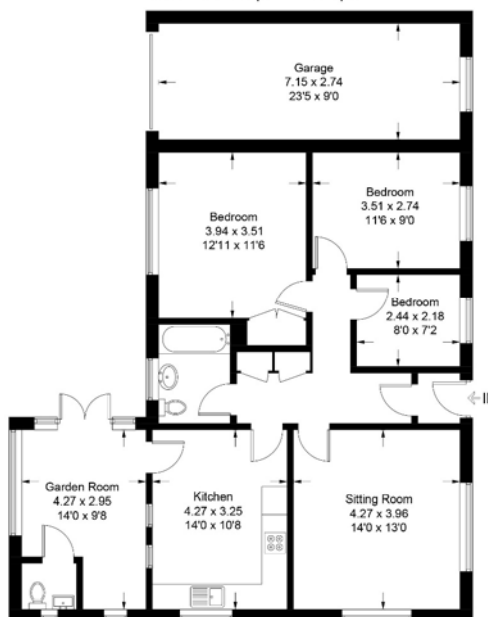


## The Outside

To the front of the property is an area of garden and pedestrian gate to the adjacent pavement and highway. The rear garden can be accessed via one side of the bungalow, with the other side being home to a store building. The rear garden has a parking space and an integral garage with up and over garage door. This measures 7.1m x 2.7m and has a north-west facing window to the front of the property.



**53 Leiston Road, Knodishall**  
 Approximate Gross Internal Area = 91.7 sq m / 987 sq ft  
 Garage = 19.7 sq m / 212 sq ft  
 Total = 111.4 sq m / 1199 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
 Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, gas, water and drainage . Gas-fired central heating system.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

**Council Tax** Band D; £2,100.37 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## 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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. Whilst it is assumed that the property has a historic right of way over the track to the rear of the bungalow from St Andrews Road, the ownership of the drive is not known.

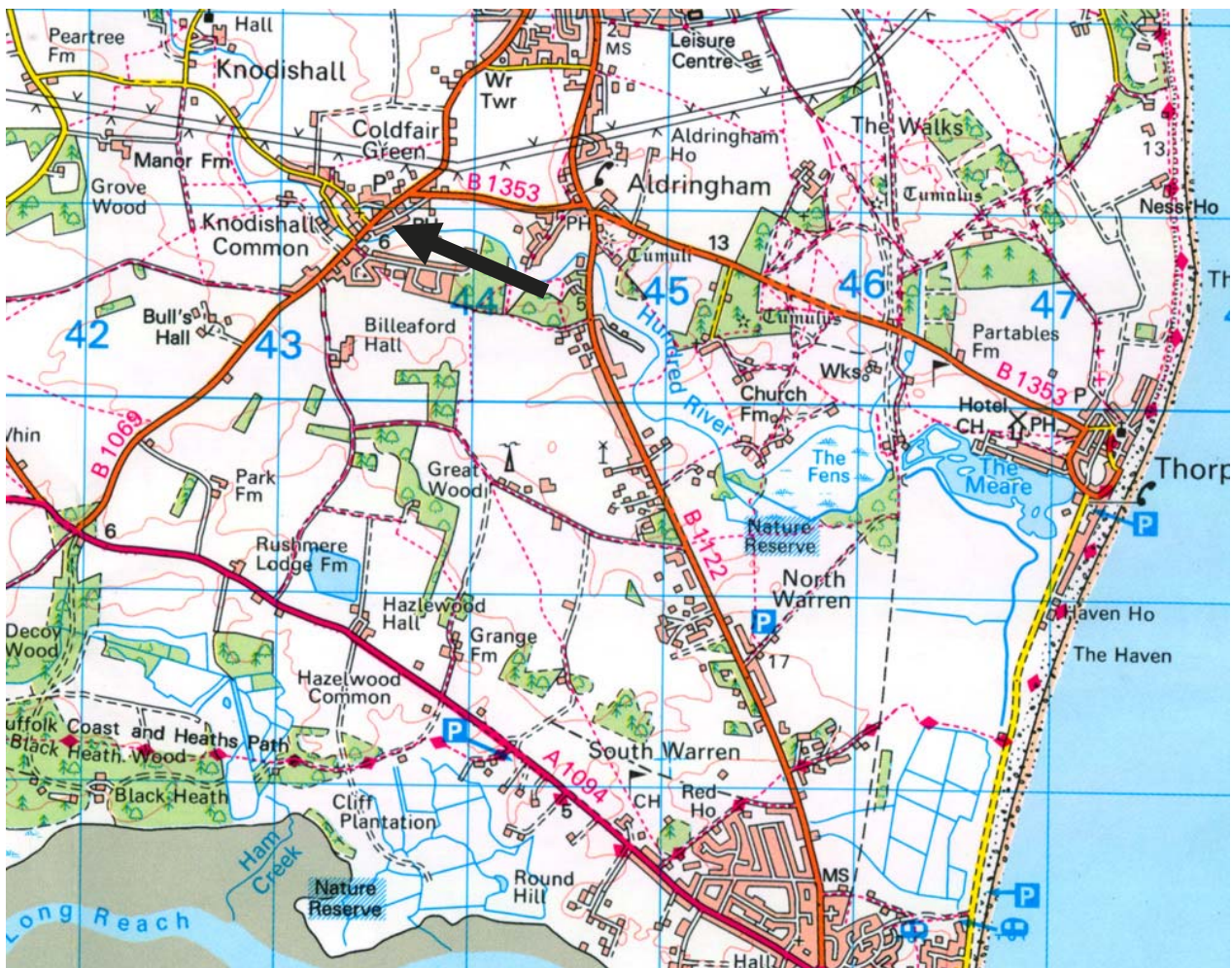
**January 2025**



## Directions

From the A12, head east towards Aldeburgh on A1094. Turn left onto the B1069 towards Knodishall just after the village pub, The Butchers Arms, 53 Leiston Road will be found on the right hand side. There is also access to the parking space from St Andrews Road which is to the rear of the bungalow.

What3Words location: [///waitress.piston.robos](https://www.what3words.com/?q=///waitress.piston.robos)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.