

JENNIE JONES

EST. 1993

ESTATE AGENTS



**JUDITH AVENUE**

Knodishall | Suffolk

**£465,000**

# 21 JUDITH AVENUE, KNODISHALL SUFFOLK, IP17 1UY

Aldeburgh - 2 miles  
Saxmundham - 3 miles  
Snape - 4 miles

- Entrance Porch ● Sitting Room ● Kitchen ●  
● Large Hallway ● Utility Room ●
- Family Bathroom ● Cloakroom ● 3 Bedrooms ●
- 2 Attic Rooms ● Double Garage ● 0.41 acres ●

## The Property

This detached bungalow offers an exciting opportunity to create a superb home, set within a generous plot and with excellent scope for modernisation and extension (subject to the usual planning permissions).

The property is entered via a welcoming entrance porch, providing a practical transition into the home and leading through to Sitting Room with feature fireplace with woodburning stove. This in turn leads through to the inner hall with all rooms off from this central space. The kitchen is positioned to the front and offers good proportions, with clear potential for updating or reconfiguring to suit modern living requirements.

There are three bedrooms, all of a comfortable size, along with a family bathroom which now requires refurbishment, offering buyers the opportunity to design and finish to their own taste. In addition, there is a separate cloakroom, adding further practicality and a useful utility room provides additional storage and space for appliances.

A particularly notable feature is the substantial attic space, currently arranged as two attic rooms, offering excellent storage or clear potential for further conversion, subject to the necessary planning permissions.

# DETACHED BUNGALOW ON A 0.41 ACRE PLOT WITH DOUBLE GARAGE, WORKSHOPS AND OUTSTANDING POTENTIAL.



The property occupies a generous plot extending to approximately 0.41 acres, offering a wonderful sense of space, privacy and opportunity.

The gardens are mainly laid to lawn with mature planting and provide excellent scope for landscaping or further development (subject to planning). To the rear, there is a highly useful range of outbuildings including a double garage, ideal for storage, hobbies or those seeking workspace from home. A driveway provides ample off-road parking.

### Location

Knodishall is a highly regarded and well-connected Suffolk village, perfectly positioned for access to both the coast and countryside, making this an ideal location for both full-time living and second home ownership.

The sought-after coastal town of Aldeburgh, renowned for its beach, independent shops and restaurants, lies just a short drive away, while the nearby villages of Thorpeness and Snape offer further leisure and cultural attractions, including the internationally recognised Snape Maltings. The market town of Saxmundham is also within easy reach and provides a good range of everyday amenities, including supermarkets, schooling and a railway station with services to Ipswich and London Liverpool Street.

### Services

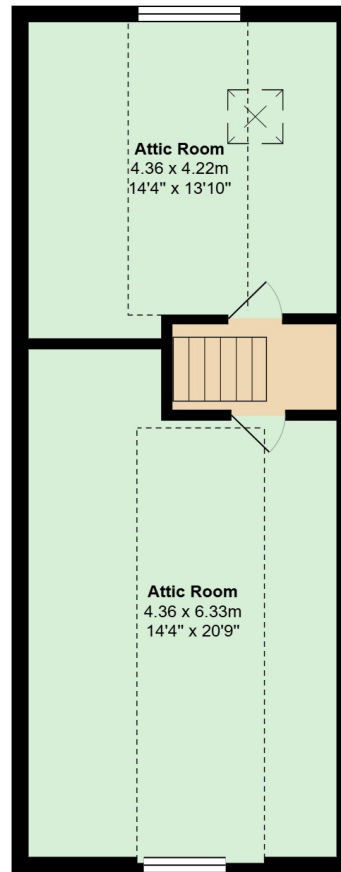
The property benefits from UPVC double glazing, oil-fired central heating via radiators, along with mains water and mains drainage..

### Local Authority and Council Tax Band

East Suffolk Council  
Council Tax Band: E

**EPC Rating: D**





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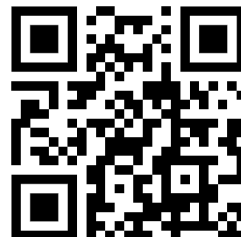
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**Jennie Jones**

26 High Street  
Saxmundham  
Suffolk  
IP17 1AB

www.jennie-jones.com  
**01728 605511**

**All enquiries:**  
saxmundham@jennie-jones.com



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