

A modern, four-bedroom detached house presented in good order & located on a quiet residential cul-de-sac in the popular village of Kelsale, on the outskirts of the market town of Saxmundham.

Guide Price
£435,000 Freehold
Ref: P7325/B

5 Cloutings Close
Kelsale
Saxmundham
Suffolk
IP17 2RX



Entrance hall, sitting room, dining room, kitchen, downstairs cloakroom and conservatory
Principal bedroom with en-suite shower room.
Three further good-sized bedrooms with family bathroom.
Integral single garage.
Driveway providing off-road parking for two vehicles.
Pretty, enclosed garden to rear.
No forward chain.

Contact Us



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Location

5 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, primary and secondary schools, a medical centre, and 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.

Description

5 Cloutings Close forms part of a small development of five properties that were built by Hopkins Homes in 1999. Number 5 is a four-bedroom detached house with brick elevations under a pitched tiled roof. It occupies a prominent position at the top of the private driveway. The property is well presented throughout and has well laid out accommodation over two storeys comprising entrance hall, sitting room, dining room, kitchen, downstairs cloakroom, conservatory, principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an integral single garage and a gravelled driveway providing off-road parking for two vehicles. To the front of the house is an open plan garden and to the rear is a private enclosed garden, which is mainly laid to lawn with established flower and shrub borders. A terrace abuts the back of the house, providing a perfect area for alfresco dining. Number 5 benefits from double-glazing throughout and gas-fired central heating.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Hall

Wall-mounted radiator and stairs that rise to first floor landing. A door opens to the

Sitting Room 16'5 x 13'0 (5.00m x 3.96m)

Large sash window to front and window to side. Wall-mounted lighting. Glazed double doors lead through to the



Dining Room 10'0 x 10'0 (3.05m x 3.05m)

Laminate flooring and wall-mounted radiator. A door flanked by windows to side opens to the



Conservatory 10'0 x 9'0 (3.05m x 2.74m)

Of UPVC construction on a brick plinth with polycarbonate roof and laminate flooring. Wall-mounted heater. French doors that open out onto the terrace.



From the dining room, a further door opens to the

Kitchen 12'0 x 11'8 (3.66m x 3.56m)

Window to rear. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer sink unit with mixer tap over and tiled splashback. The white goods will be included in the sale and include washing machine, dishwasher, fridge and freezer. Four-ring electric hob with filter hood over. High-level oven and grill. Wall-mounted gas-fired Worcester boiler. Wall-mounted radiator. Ceramic tiled flooring and built-in understairs cupboard. A door opens to the



Rear Lobby

Ceramic tiled flooring. Part-glazed door to garden. Further doors open to the integral garage and

Downstairs Cloakroom

Window to rear with obscured glazing. Close-coupled WC and wall-hung basin with tiled splashback. Ceramic tiled flooring.

From the entrance hall, stairs rise to the

First Floor

Landing

Access to loft. **Airing cupboard** with slatted shelving. Doors lead off to the bedrooms and family bathroom.

Principal Bedroom 14'3 x 10'9 (4.34m x 3.28m)

With sash and casement windows to front. Built-in double wardrobe with hanging rail and shelving. Built-in cupboard over stairs. Wall-mounted radiator. A door opens to the



En-Suite Shower Room

Window to side with obscured glazing. Partially tiled and comprising built-in shower cubicle with glass door and mains-fed shower over. Pedestal hand wash basin with mirror and light above, close-coupled WC and wall-mounted radiator. Mirror-fronted cabinet with shelving to side.

Bedroom Two 14'0 x 9'0 (4.27m x 2.74m)

Dormer window to front and window to side. Wall-mounted radiators. Currently used as a second sitting room, with a range of shelving.

Bedroom Three 10'0 x 10'0 (3.05m x 3.05m)

A further double bedroom with window to rear and built-in double wardrobe with hanging rail and shelving. Wall-mounted radiators.



Bedroom Four 10'0 x 8'7 (3.05m x 2.62m)

A single bedroom with window to rear and wall-mounted radiator.

Family Bathroom

Window to rear with obscured glazing. Fully tiled and comprising panelled bath with ornate mixer tap over, concertina screen and shower attachment. Close-coupled WC and pedestal hand wash basin. Wall-mounted radiator.



Outside

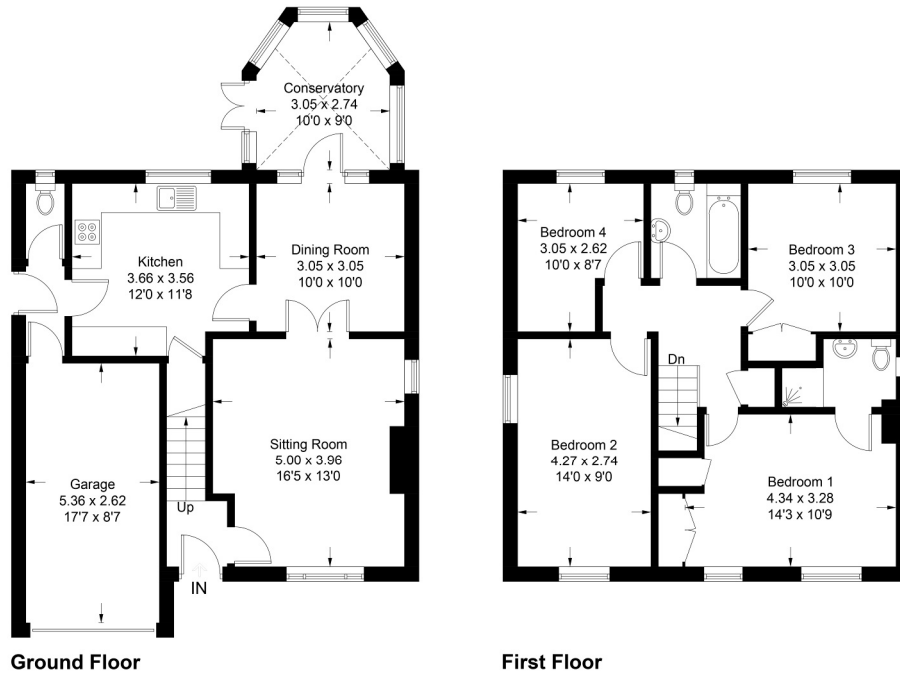
5 Cloutings Close is approached from the highway via a shared driveway, for which there is a fair and reasonable contribution towards the upkeep and maintenance of, payable by the owners of the property. This leads to the private gravelled drive for Number 5, which has ample space for two vehicles. There is an open plan garden to the front, with established shrub and flower borders, and a pathway that leads to the front door and integral single garage. The garage has an up-and-over door to the front and power and lighting connected.

A gate to the side of the property leads to the private and secluded rear garden, which is enclosed by hedging and fencing, and has an area of lawn and a paved terrace abutting the back of the house. There are established and well stocked borders, along with gated access to the side.



5 Cloutings Close, Kelsale

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 134.1 sq m / 1443 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, gas and electricity. Private drainage to a modern septic tank (which complies with modern regulations).

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 C (full report available from the agent).

Council Tax Band E; £2,554.46 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

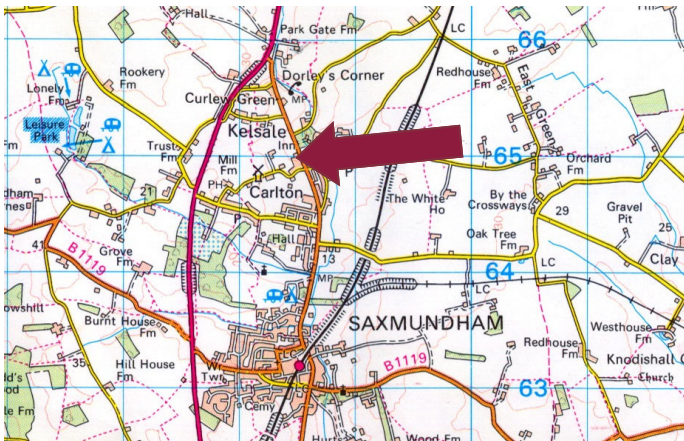
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The owners, and any future owners, of 5 Cloutings Close will be expected to pay a fair and reasonable contribution of the cost towards the upkeep and maintenance of the shared driveway.

4. There are restrictive covenants on the property. Please speak to the agent for further information.

April 2024



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 found at the top of the shared driveway.

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