Flick & Son
Coast and Country







Kelsale,

Guide Price £500,000

- Substantial detached family home in a Private Setting
- LPG Central Heating and Double Glazing
- EPC -
- Ample off Road Parking and Double Garage/Workshop
- Fitted Kitchen/Breakfast room with Island
- Spacious and Versatile Accommodation
- 1/3 of Acre Plot

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Curlew Green, Kelsale

A substantial detached family home set in secluded grounds extending to 1/3 of an acre (subject to measured survey)

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.

5 4 4 E

Council Tax Band: F





DESCRIPTION

Tucked away within a peaceful rural hamlet and set well back from a quiet country lane behind mature hedgerows, Quebec Cottage is an impressive detached family home offering generous and versatile accommodation, beautifully combining period character with modern family living.

Constructed of attractive Flemish bond red brick beneath traditional pantile-covered roofs, the property has been significantly enhanced by a substantial two-storey extension, creating an exceptionally spacious home extending to five bedrooms, 4 bathrooms and an excellent selection of reception rooms. Approached via a shingle driveway, the property enjoys an attractive sense of privacy and an enviable countryside setting.

A welcoming open entrance porch leads into the spacious reception hall, where a staircase rises to the first floor with useful storage beneath. The elegant principal sitting room is a wonderfully light space, with three windows overlooking the front gardens and an impressive inglenook-style fireplace housing a Villager wood-burning stove, providing a warm and inviting focal point. From here, a connecting door leads through to a second reception room, currently arranged as a study, which in turn opens into a garden room enjoying direct access to the rear garden, creating an ideal environment for home working or quiet relaxation.

At the heart of the home lies a beautifully proportioned kitchen, thoughtfully designed with an extensive range of fitted floor and wall units, complemented by woodblock-effect work surfaces, a central island and polished timber flooring. Integrated cooking appliances include an electric oven with gas hob, while windows enjoy pleasant views across the front garden. A rear hallway provides access to a generous third reception room, where glazed casement doors open directly onto the patio and gardens beyond, creating an excellent space for family gatherings and entertaining. Adjoining is a practical utility room with Belfast sink, additional storage and its own external access to the garden whilst adjacent to the utility room is a stylish shower room.

The first-floor galleried landing gives access to five bedrooms. The two principal bedroom suites are particularly impressive, each benefiting from walk-in wardrobes and en-suite shower rooms. Three further bedrooms are served by a family bathroom, providing excellent accommodation for larger families or visiting guests.

Outside, a shingle driveway sweeps alongside the house to provide extensive parking and turning space, together with access to a detached double garage, presently divided into storage and workshop space. The gardens are a particular feature of the property, extending predominantly to the rear where generous lawns are enclosed by mature hedges, fencing and complemented by established borders. A spacious paved terrace immediately adjoins the rear reception room and utility, creating a wonderful setting for outdoor dining and entertaining whilst enjoying the peace and privacy of this delightful rural location.

Quebec Cottage offers a rare opportunity to acquire a substantial family home in an idyllic countryside setting, combining character, generous living space and excellent versatility. Ideally suited to modern family life, the property provides a peaceful retreat whilst remaining within convenient reach of nearby towns, local amenities and the beautiful Suffolk Heritage Coast.

TENURE
Freehold

OUTGOINGS
Council Tax Band F

SERVICES
Mains electricity, water, LPG Heating, and Sewage treatment plant

VIEWING ARRANGEMENTS
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21165/RDB.

FIXTURES AND FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









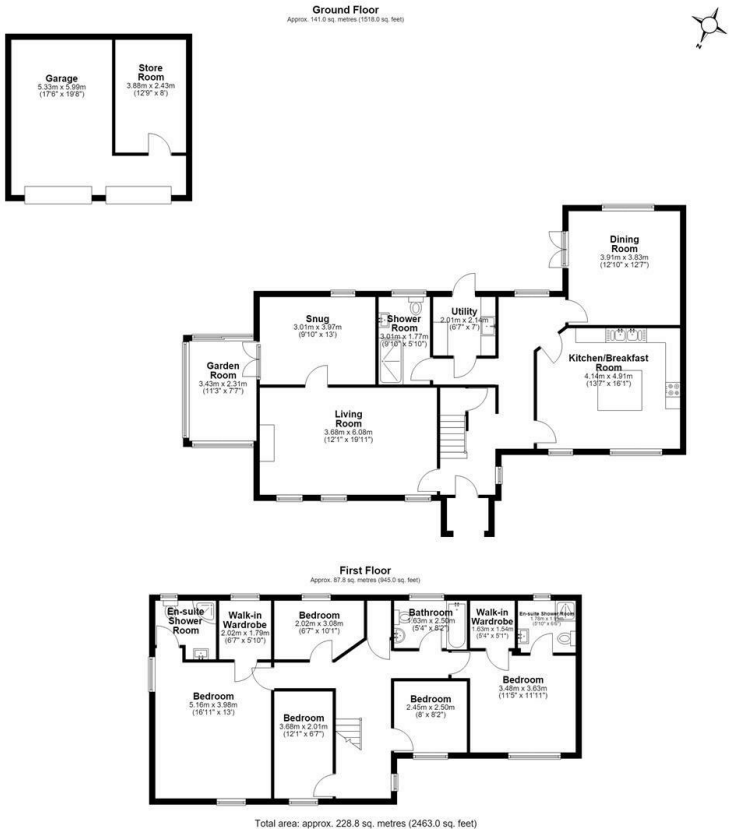












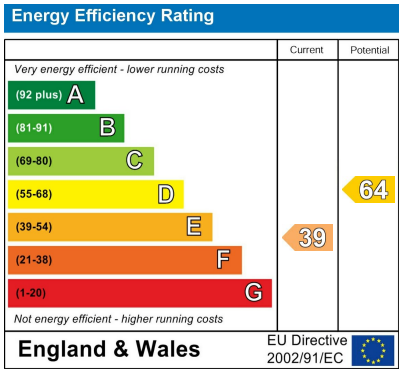


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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