



1 Nightingale Close
Knodishall | Saxmundham | Suffolk | IP17 1GQ

TIMELESS CRAFTSMANSHIP



Occupying one of the most enviable positions within this exclusive collection of individually designed homes, this exceptional detached residence effortlessly blends contemporary architecture with traditional materials to create a home of remarkable quality and enduring appeal.

Thoughtfully designed around a beautifully landscaped courtyard, every element has been carefully considered, from the striking barn-inspired elevations and handcrafted oak detailing to the elegant interiors and luxurious bathrooms. Offering beautifully appointed accommodation, generous gardens, a double car port and an outstanding principal suite, this is a home perfectly suited to modern family life whilst embracing the charm and character of its Suffolk surroundings.



KEY FEATURES

- Individually Designed Detached Contemporary Barn-Style Residence
- Approximately 2,220 sq. ft. of Beautifully Appointed Accommodation
- Superb Open Plan Living and Dining Room with Doors Opening onto the Courtyard Garden
- Bespoke Kitchen/Breakfast Room with Adjoining Utility Room
- Four Generous Bedrooms plus First Floor Study/Home Office
- Luxurious Principal Suite with Dressing Room & En-Suite Shower Room
- Three Beautifully Finished Bath and Shower Rooms featuring Premium Fittings
- Double Open-Fronted Car Port with Extensive Driveway Parking
- Landscaped Courtyard Garden plus Enclosed Lawned Gardens
- Exclusive Private Development within the Sought-After Suffolk Village of Knodishall

From the moment you arrive, it is immediately apparent that this is a home that has been designed rather than simply built. Inspired by the traditional agricultural buildings synonymous with the Suffolk landscape, attractive brick and timber-clad elevations are complemented by clay pantile roofs, creating a striking yet sympathetic appearance.

Designed Around Modern Living

Stepping inside, the quality continues throughout. Clean architectural lines are softened by beautifully crafted oak joinery, whilst a calming palette of neutral tones allows the abundance of natural light to become one of the home's defining features. At its heart lies the magnificent open plan living and dining room. Extending to over twenty-six feet in length, this superb entertaining space is flooded with daylight through expansive glazing and bi-folding doors that seamlessly connect the interior with the private courtyard beyond. Whether hosting family gatherings, summer entertaining or simply enjoying quieter evenings at home, the space adapts effortlessly to every occasion.

Complementing this is an elegant kitchen and breakfast room where contemporary design meets everyday practicality. Thoughtfully arranged to maximise both workspace and storage, it forms a natural hub of the home, while the adjoining utility room ensures daily life remains beautifully organised.





KEY FEATURES

Beautifully Balanced Accommodation

The accommodation has been planned with remarkable flexibility, making the property equally suited to families, professional couples or those seeking generous single-storey living with additional guest accommodation.

Three well-proportioned bedrooms are positioned on the ground floor, served by beautifully appointed bath and shower rooms that continue the home's refined design language. Large-format marble-effect porcelain tiling, floating vanity units, concealed cistern WCs, illuminated mirrors, recessed shower niches and frameless glass enclosures create bathrooms that would not look out of place in a luxury boutique hotel.

Occupying the entire first floor, the principal suite provides an exceptional private retreat. The spacious bedroom offers distinct sleeping and dressing areas, complemented by a luxurious en suite shower room finished to the same exacting standard found throughout the home. A separate study provides an ideal space for home working, reading or creating a peaceful escape from everyday life. Throughout every room, the consistency of finish is immediately evident. Carefully selected lighting, quality flooring, bespoke oak internal doors and meticulous attention to detail create an atmosphere of understated elegance that flows seamlessly from one space to the next.

A Home Designed To Be Enjoyed

Outside, the architecture has been thoughtfully arranged around an attractive central courtyard that forms a natural extension of the living accommodation. This sheltered outdoor space creates the perfect setting for al fresco dining, morning coffee or evening entertaining, while the surrounding gardens offer ample space for children, pets and keen gardeners alike.

The generous driveway provides extensive parking alongside a substantial double car port, ensuring practicality sits comfortably alongside style. Positioned within an exclusive collection of individually designed homes, mature trees and established landscaping soften the development, creating an attractive setting that feels established whilst enjoying all the benefits of a newly built home.





























INFORMATION



Services, District Council and Tenure

Gas Central Heating; Underfloor Heating Downstairs Mains Water, Mains Drainage
Fibre to Premises Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band TBC
Freehold

On The Doorstep

Knodishall is a vibrant village, combining a welcoming community atmosphere with excellent access to the Heritage Coast. The nearby coastal town of Aldeburgh offers its famous beach, independent boutiques, renowned restaurants and sailing facilities, whilst the charming seaside town of Thorpeness provides picturesque walks, boating on the Meare and one of Suffolk's most recognisable coastal settings. Snape Maltings, home to internationally acclaimed music and cultural events, is also within easy reach. Everyday amenities can be found in nearby Leiston, while the surrounding countryside provides countless opportunities for walking, cycling and exploring the beautiful Suffolk landscape.

How Far Is It To?

The property enjoys an exceptionally convenient position for both the Suffolk coast and surrounding market towns. Leiston is approximately 2 miles away for everyday shopping and schooling, while Aldeburgh lies around 4 miles from the property, offering its renowned beach, restaurants and independent shops. Thorpeness is approximately 3.5 miles away, with Snape Maltings reached in around 9 miles. Saxmundham railway station is approximately 6 miles away, providing services to Ipswich and London Liverpool Street via connecting routes. Southwold can be reached in around 18 miles, with Woodbridge approximately 19 miles away and Ipswich around 26 miles.

Directions - Please Scan QR Code Below

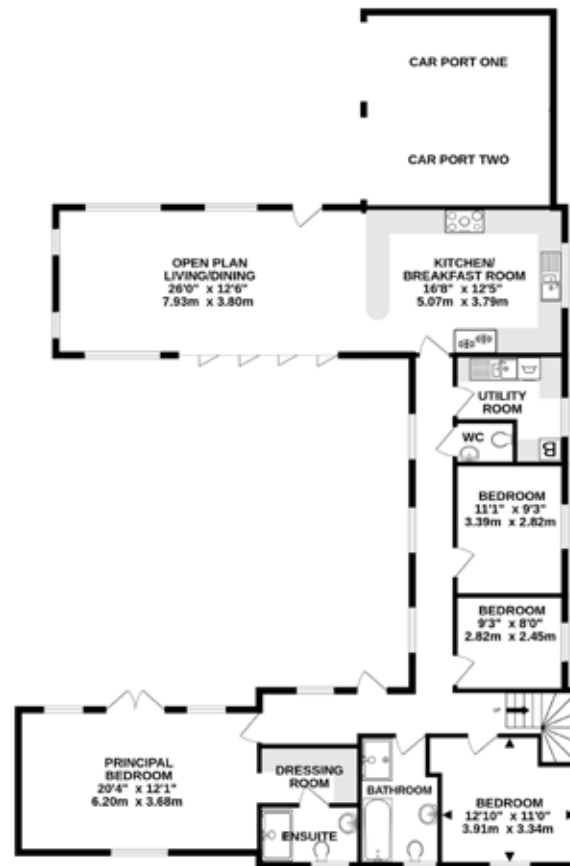
From Beccles, take A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until you reach Yoxford. Then turn left onto B1122 towards Leiston and through the village of Theberton. Continue following the road until you come into Leiston. You will approach a four way set of traffic lights. Follow the road straight and continue through Leiston until you reach the village of Knodishall. Turn Left onto Judith Avenue and follow the road down to the end of the road. The development will be on the right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...
[surprised.bright.landowner](#)



GROUND FLOOR
1811 sq.ft. (168.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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