



Nuttery Vale, Hoxne, Eye, IP21 5BB

Guide Price £450,000 - £475,000

Boasting a corner plot position within an individual executive style close, this spacious (over 1,200 sq ft) four bedroom detached house benefits from extensive off-road parking, double garage, en-suite facilities and no onward chain.

- No onward chain
- En-suite facilities
- Corner plot position
- Freehold
- x4 double bedrooms
- Double garage
- Council Tax Band E
- Energy Efficiency Rating C.



Property Description

Situation

Enjoying a pleasing situation the property is found upon an individual close comprising of a handful of similar executive style houses all set upon spacious plots. The property in question is found at the end of the close in a more secluded position set upon a corner plot and within a stone's throw of the surrounding rural countryside. Over the years the village of Hoxne has proved to have been a popular and sought after location, perhaps being one of the prettiest villages along with Waveney Valley and steeped in history, offering an attractive assortment of many period and historic properties. The village is found five miles to the south east of Diss and offers a good range of local amenities by way of having primary school, post office/convenience store, public house, fine church and village hall. A more extensive range of amenities and facilities can be found within Diss along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house having been individually designed in 2002 of traditional brick and block cavity wall construction under a pitched clay tiled roof, replacement sealed unit upvc double glazed windows and doors, whilst being heated by a replaced oil fired boiler (having been replaced within the last 12 months). Internally the property offers spacious accommodation in the regions of 1,200 sq ft with well proportioned rooms all flooded by plenty of natural light. Notice is also drawn to the rear conservatory extension having just been erected.

Externally

The property is set back within this private close having good off-road parking for a number of vehicles upon a shingle driveway leading up to the house and adjacent double garage (measuring 21' 0" x 18' 2" (6.41m x 5.54m) with two up and over door to front, personnel door and window to side, storage space within eaves and power/light connected). The main gardens lie to the rear of the property with there being good side access to the western aspect, the gardens are predominantly laid to lawn enclosed by panel fencing enjoying a secluded and leafy green outlook.

The rooms are as follows:

ENTRANCE HALL: 20' 8" x 5' 8" (6.32m x 1.74m) Access via upvc double glazed door to front, a pleasing and spacious first impression with access to the reception rooms, kitchen and wc. Stairs rising to first floor level with deep under stairs storage cupboard.

WC: 6' 4" x 2' 9" (1.95m x 0.86m) With frosted window to front comprising of a low level wc and hand wash basin with tiled splashbacks.

RECEPTION ROOM ONE: 20' 9" x 11' 3" (6.33m x 3.43m) A bright and spacious double aspect room with windows to front and French doors to rear opening through to the conservatory extension. Open fireplace to side.

CONSERVATORY: 10' 4" x 9' 5" (3.16m x 2.88m) A upvc double glazed conservatory extension having just been installed and completed. French doors to side giving external access onto the rear gardens.

RECEPTION ROOM TWO: 9' 10" x 11' 5" narrowing to 9' 10" (3.02m x 3.49m narrowing to 3.01m) With window to the front aspect and serving well as a formal dining room.

KITCHEN/BREAKFAST ROOM: 9' 11" x 11' 4" (3.04m x 3.47m) With window to the rear aspect and upvc door to side giving external access, the kitchen offers a good range of wall and floor pine fronted units and space for integrated appliances etc. Breakfast bar to side.

FIRST FLOOR LEVEL - LANDING: 13' 6" x 5' 8" (4.12m x 1.75m) maximum measurement including stairs rising from ground floor level with window to the rear aspect having elevated views over the rear gardens. Internal access to the four bedrooms and family bathroom. Access to loft space above.

BEDROOM ONE: 10' 7" x 11' 3" narrowing to 9' 9" (3.23m x 3.45m narrowing to 2.99m) With window to front being a double bedroom with the luxury of en-suite facilities.

EN-SUITE: 9' 3" x 2' 9" (2.84m x 0.84m) With window to front comprising of a corner tiled shower cubicle, low level wc and hand wash basin.

BEDROOM TWO: 9' 11" x 11' 5" (3.04m x 3.50m) With window to rear and enjoying outstanding elevated views over Hoxne and the Waveney Valley. A generous double bedroom.

BEDROOM THREE: 9' 4" x 11' 3" (2.86m x 3.44m) A generous double bedroom with window to the rear aspect and far reaching rural views.

BEDROOM FOUR: 9' 11" x 11' 5" narrowing to 9' 3" (3.04m x 3.49m narrowing to 2.84m) With window to the front aspect although the smaller of the four bedrooms still a double bedroom.

BATHROOM: 9' 5" x 5' 9" (2.88m x 1.76m) With window to front comprising of a panelled bath, low level wc, hand wash basin and airing cupboard to side.

OUR REF: 7870



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

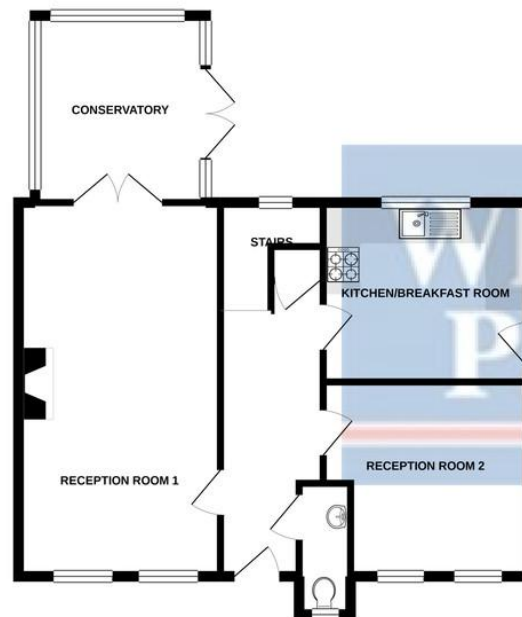
IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

