



Jackson & Co



Westleton Road, Yoxford, Saxmundham,
IP17 3LD

Guide Price £425,000

Jackson & Co are proud to offer this well designed, three-bedroom detached house, perfectly crafted to the highest of specification by a bespoke local developer. Prepare to be enchanted by the remarkable blend of spaciousness and exquisite finishes, turning your everyday living into a truly exceptional experience.



Property Features

- Substantial ground floor entertaining accomodation
- Large bi-folding doors
- Three spacious bedrooms
- Luxurious bathroom suites
- Energy efficient build
- Over looking gorgeous countryside
- Ample parking
- Ready to move straight in
- Chain free!

FULL DESCRIPTION

This stunning home boasts spacious and luxurious ground floor accommodation, perfect for comfortable living. As you enter through the large hallway, you'll immediately notice the convenience of a WC and storage cupboard, providing practicality and easy access for guests.

Moving on to the heart of this home, you'll find an expansive living space that seamlessly combines an open plan living room and a kitchen/breakfast area. This beautifully designed area offers a harmonious blend of style and functionality. Step into the gorgeous kitchen, with its modern built-in appliances, luxurious marble effect worktops, and sleek undermount sink.

The true highlight of this property is the living room space, seamlessly connecting the indoors with the outdoors. The bi-folding doors are a game-changer, flooding the space with natural light while providing a smooth transition to the outside. This feature not only enhances the aesthetic appeal of the room but also creates a sense of openness, allowing for easy entertainment and a

seamless connection to the surrounding environment.

The opulent master bedroom beckons with its own en-suite bathroom, providing a private escape where you can rejuvenate and pamper yourself in style. Additionally, two more bedrooms and a beautifully appointed bathroom ensure that both family and guests will experience luxury and comfort.

Complementing this exceptional home, you will find ample parking facilities and a generously sized rear garden.

MEASUREMENTS

WC - 1m x 1.9m (3'2" x 6'2")
Kitchen/breakfast area - 3m x 5.5m (9'8" x 18')
Living room - 5.5m x 5.5m (18' x 18')
Master bedroom - 3.2m x 3.2m (10'5" x 10'5")
Bedroom two - 3.2m x 3.2m (10'5" x 10'5")
Bedroom three - 2.2m x 2.9m (7'2" x 9'5")
Family bathroom - 2.2m x 1.8m (7'2" x 5'9")

Tenure: Freehold.

Services: Mains water & electric.

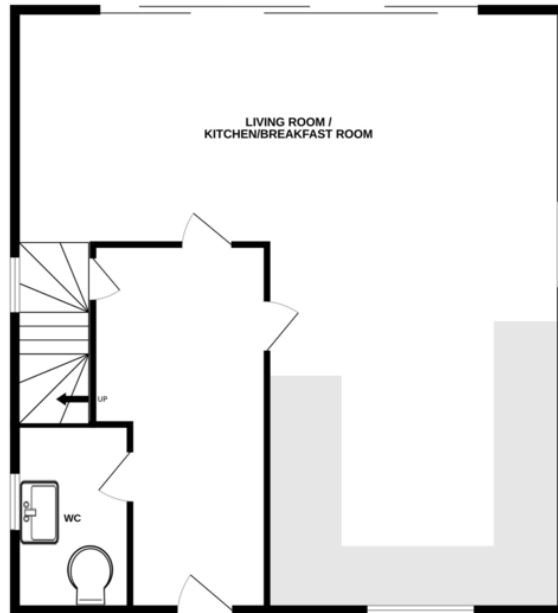
Must knows: Ground floor under floor heating, 10-year guarantee, Electric car charging point, gorgeous front facing field view aspect.



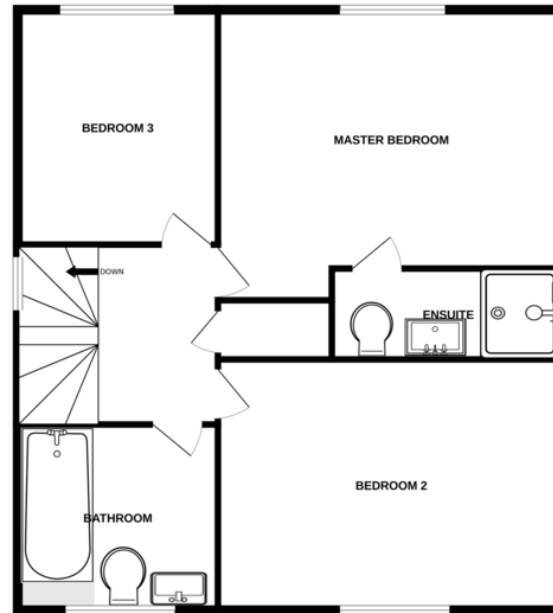


Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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.
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LOCATION - Welcome to Yoxford, the charming village where coastal beauty and cultural landmarks converge. Explore famous antique shops, local amenities, and the vibrant community hub. With a primary school and the Kings Head pub, you'll feel right at home. Conveniently close to Darsham and Saxmundham train stations, commuting is a breeze. Experience luxury living and timeless elegance in Yoxford – your dream destination awaits.

Yoxford is conveniently located near several popular towns in Suffolk and along the East Anglian coast. Here are a few notable towns and their approximate distances from Yoxford:

Aldeburgh - Located about 5 miles east of Yoxford, Aldeburgh is a charming coastal town famous for its beautiful shingle beaches, vibrant arts scene, and renowned music festival.

Southwold - Situated around 9 miles northeast of Yoxford, Southwold is another picturesque coastal town known for its colourful beach huts, historic pier, and lighthouse. It's a popular destination for beach lovers and offers a pleasant seaside atmosphere.

Framlingham - Roughly 11 miles northwest of Yoxford, Framlingham is a delightful market town with a well-preserved medieval castle. It is rich in history and offers a range of independent shops, cafes, and restaurants.

Ipswich - Located approximately 23 miles south of Yoxford, Ipswich is the county town of Suffolk. It is a larger town with a vibrant cultural scene, museums, shopping centres, and a marina.

Overall, Yoxford is a hidden gem worth exploring if you have an interest in history, architecture, and the tranquillity of the English countryside.

Jackson & Co
Covering Suffolk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements