



Low Street, Hoxne - IP21 5AS

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Low Street

Hoxne, Eye

NO CHAIN! Step into the charm of this GRADE II LISTED COTTAGE in the central village location of HOXNE on the green. This delightful THREE BEDROOM END OF TERRACE house offers over 1000 sqft internally (stms), providing ample space for comfortable living. The property has been owned by the same family for a number of years and does require renovation throughout but offers the chance to create a wonderful period home. The property boasts a LARGE and BRIGHT DUAL ASPECT sitting room, perfect for relaxing or entertaining. There is a kitchen/dining room ideal for family meals or hosting gatherings as well as a ground floor shower room and a cellar space under kitchen and road to the front. Upstairs, THREE GENEROUSLY SIZED BEDROOMS and a W/C ensure convenience for every-day living. Private COURTYARD GARDENS to the rear offer the potential of a tranquil and private spot, complemented by OFF ROAD PARKING. You will find recently installed oil fired central heating throughout. This cottage is a rarely available gem in this bustling village setting.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Grade II Listed Cottage
- Central Village Location On The Green
- Over 1000 SQFT Internally (stms)
- Large Dual Aspect Sitting Room
- Kitchen/Dining Room
- Three Ample Bedroom, Shower Room & W/C
- Private Courtyard Gardens & Off Road Parking

Located in the heart of the picturesque and idyllic Suffolk village of Hoxne, there is plenty of history to learn about this beautiful village. With splendid architecture and easy access to some lovely walks, Hoxne also benefits from a thriving village store, public house, primary schooling, sport facilities, and a community centre, offering a perfect lifestyle balance. The nearby towns of Diss and Eye have further facilities which include supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street.



SETTING THE SCENE

The cottage is set on the edge of the village green with access doors to the front on the roadside, a door from the green and a door to the rear from the courtyard. There is access to the rear of the cottage from the green to bring a vehicle onto the rear driveway. The main door for access is the back door which leads into a rear hallway.

THE GRAND TOUR

Entering via the main entrance door to the rear you will find a rear entrance lobby/hallway which leads to the ground floor shower room with a w/c, hand wash basin and shower. The main sitting room can be found to the far end of the cottage with a dual aspect to the front and side with an open fireplace. There is wood effect flooring and a door leading out to the green. The kitchen/dining room is a generous size and offers fitted storage with windows to the front. The kitchen of course requires modernisation but currently offers a range of base level units with space for white goods and the oven as well as plenty of space for a dining table.

Heading up to the first floor landing there are three ample bedrooms and a w/c. The main bedroom over the sitting room again offers a dual aspect with fitted storage. There are two further bedrooms to the front of the cottage as well as the very useful cloakroom.

FIND US

Postcode : IP21 5AS

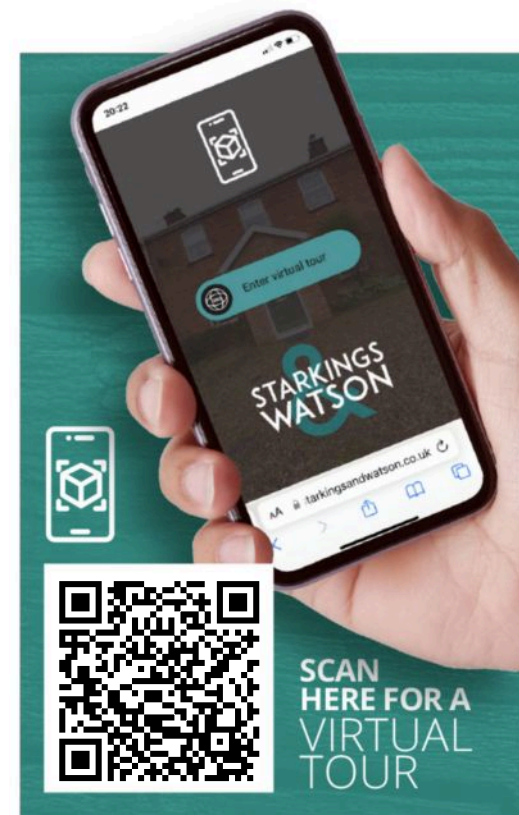
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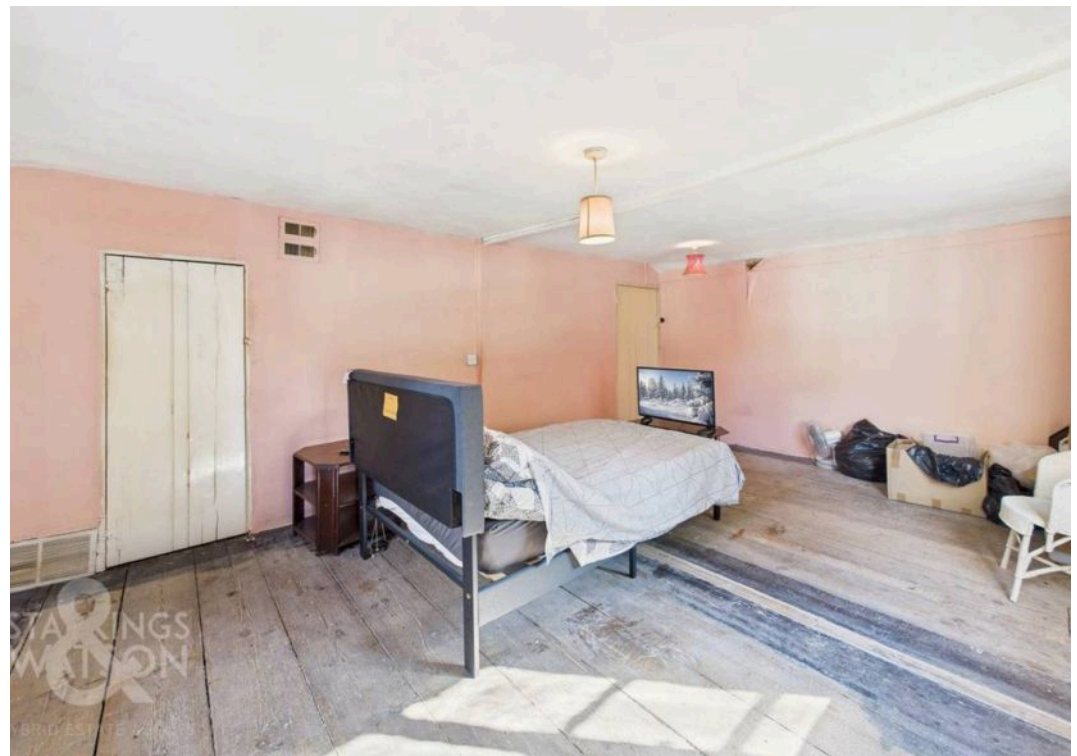
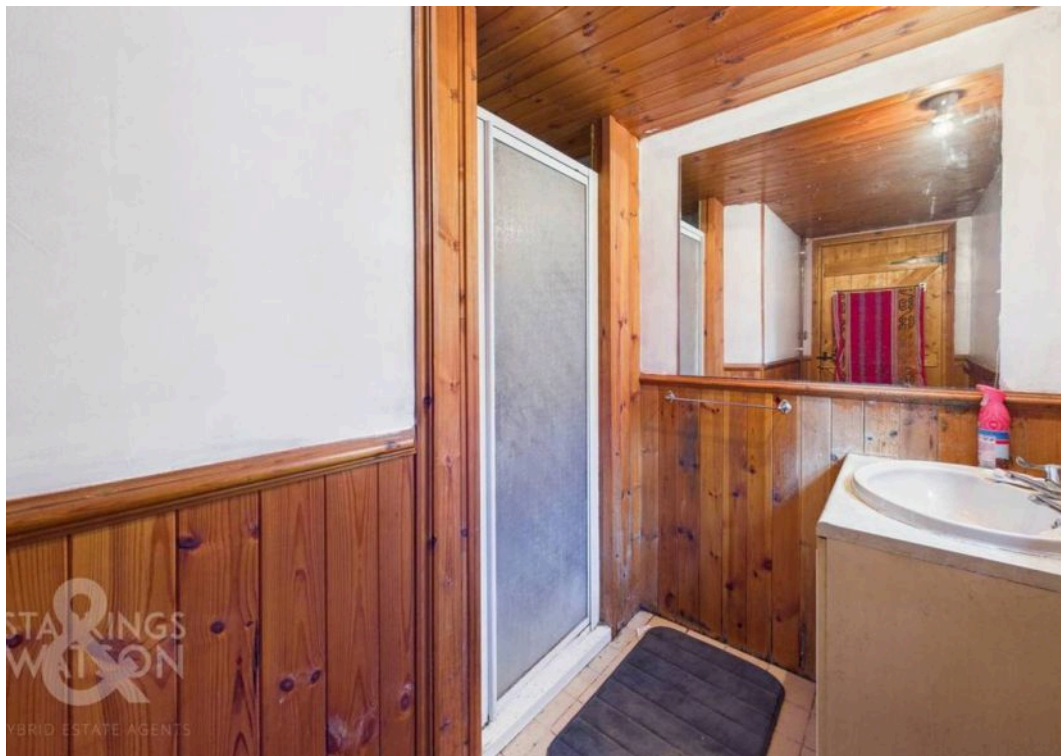
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The cottage is Grade II Listed. There is also a cellar space which runs from the kitchen under the road to the front. Access is permitted over the green to the side using the track to the back gate. Services include mains electricity, mains water and drainage and newly installed oil fired central heating.



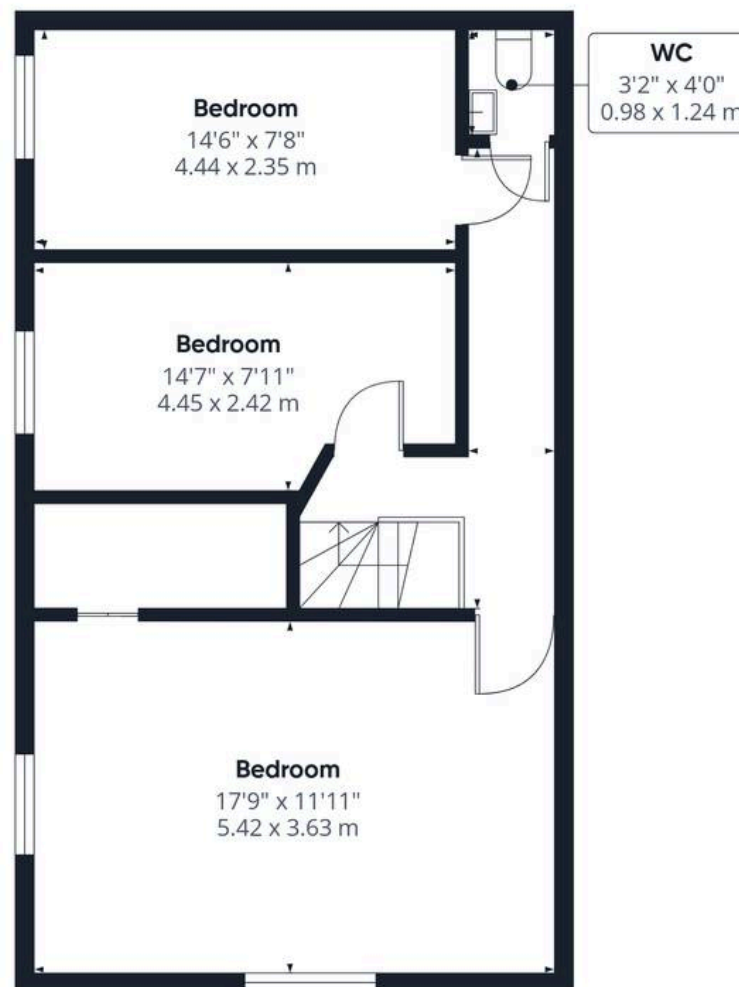
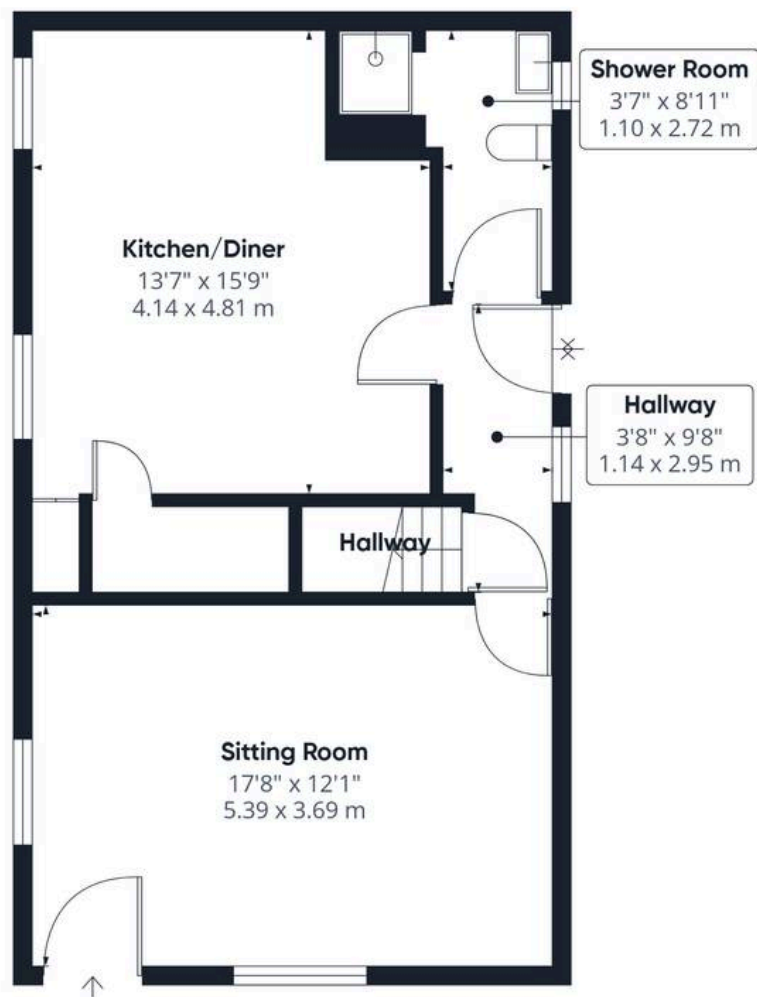




THE GREAT OUTDOORS

The private rear garden requires some work but does offer a space that offers a good degree of privacy. The garden is split over two levels with brick wall and steps as well as a generous brick built storage space/workshop which could of course be converted/utilised (stp). There is also a new oil tank serving the recently installed central heating.





Approximate total area⁽¹⁾

1063 ft²

98.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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