

oakheart



£700,000

Offers In The Region Of
North End, Little Yeldham

Nestled in the peaceful village of Little Yeldham, this impressive four-bedroom detached home offers a perfect blend of countryside charm and modern living. Set back from the road, the property greets you with a striking in-and-out driveway, elegantly centered around a distinctive monkey puzzle tree, adding character and curb appeal.

Upon entering the ground floor, you'll find a spacious entrance hall. The kitchen/dining area, perfect for family meals and entertaining is fit with a range of floor and wall mounted units topped with timber effect work surfaces, space for a Rangemaster cooker and in inset sink and drainer unit with chrome mixer tap overlooking to garden. The large living room, bathed in natural light features an exposed red brick fireplace with an inset wood burning stove, while

a separate study offers a quiet space for work or reading. Adjacent to the study is a versatile studio, ideal for creative pursuits or additional workspace. A second reception room/snug creates a cozy atmosphere for more intimate gatherings, and a convenient WC completes this level. The first floor boasts four generous double bedrooms, each offering comfort and space. The fourth bedroom is part of a self-contained internal annexe, featuring its own private shower room, a living area, and a kitchenette—perfect for guests, multigenerational living, or as an independent retreat. Concluding the first floor is the family bathroom, offering a traditional finish this room comprises of a panel bath, low level WC, power shower and wash hand basin.

The well landscaped rear garden commences with a generous paved seating

terrace that is accessible from the utility area or living room creating the ideal entertaining space over the warmer months. This space further to an expanse of lawn surrounded by various shrubs and trees. The garden backs on to open farmland, enhancing the countryside setting.

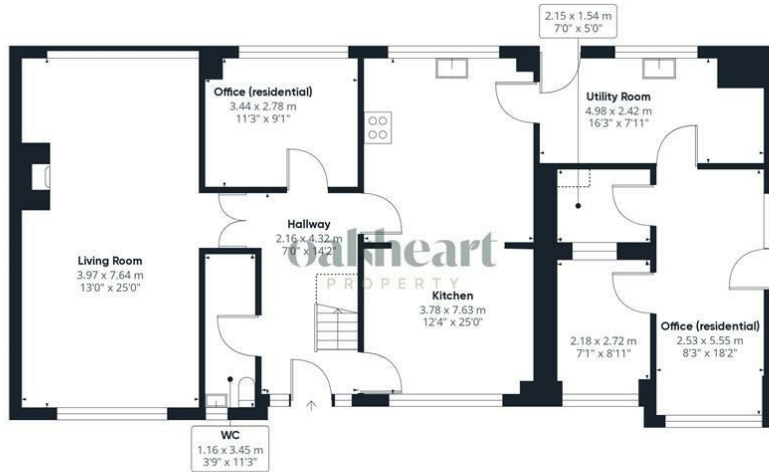
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area[®]

211.44 m²
2275.92 ft²

Reduced headroom

2.3 m²
24.76 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these 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.

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