



Dickory Cottage, Oakwood Park, Yoxford, IP17 3JU

welcome to

Dickory Cottage, Oakwood Park, Yoxford

Boasting three bedrooms, two bathrooms and a cloakroom, along with open plan living space under vaulted ceilings adorned with beams under a reed thatched roof. With wraparound gardens and off road parking adding to the charm of this cottage.

Location

Yoxford is a charming village in the east of Suffolk, conveniently close to the towns of Southwold and Aldeburgh (roughly 8 miles in either direction). The village is well connected, situated on the A12/ A1120 junction, with the Darsham railway station just a mile or two away. It is 25 miles north of Suffolk's county town, Ipswich, and 94 miles from London. However, despite being well connected, Yoxford is a world away from the hustle and bustle of city life. The village is known for its antique shops. It also has a general store, a restaurant and a village hall with more cafes opening on a regular basis.

Accommodation

Porch

Entrance door into hallway with secondary single glazed window to rear aspect.

Cloakroom

Two piece suite comprising of low level WC and small wash hand basin. Tiled flooring, heated rail, extractor fan and obscure single glazed window to rear aspect.

Open Plan Living Space

25' 8" x 15' 9" (7.82m x 4.80m)
Vaulted ceiling adorned with beams, brick feature fireplace currently housing an electric fire, tiled flooring, underfloor heating. Kitchen space with base and eye level units with adjoining granite worktop, double oven with electric hob, integrated fridge, sink with mixer tap, tiled splashbacks. Single glazed window to side aspect, two secondary glazed windows to rear aspect and single glazed French doors to front aspect.

Bedroom One

15' 6" x 12' 4" (4.72m x 3.76m)
Carpeted flooring, exposed beams, radiator and two double glazed windows to front aspect.

Bedroom Two

14' 8" x 11' 8" (4.47m x 3.56m)
Double glazed window and French doors into rear garden. Access into utilities cupboard with space for washing machine and tumble dryer. Access into:-

En-Suite

Three piece suite comprising of enclosed shower, low level WC and vanity wash hand basin. Heated rail and extractor fan.

Bedroom Three

12' 1" x 11' (3.68m x 3.35m)
Carpeted flooring, radiator and double glazed window to front aspect.

Bathroom

Four piece suite comprising of rolltop bath, enclosed corner shower, high level WC and pedestal wash hand basin. Bidet. Part tiled walls, tiled flooring, wall heater, exposed beams and obscure single glazed window to side aspect.





Outside

Front Garden

With paved area, lawn, outdoor power, mature trees and shrubs. Utilised by the current owners to enjoy the evening sunshine.

Rear Garden

Brick built shed with single glazed window, fence and wall enclosed with lawn, raised flower beds, mature trees and shrubs throughout, with gate to parking and gate onto A12 pathway. Utilised by the current owners to enjoy the morning sunshine.

Access, Parking

Accessed via Oakwood Park, down a track with right of access, leading to off road parking for at least two cars.

Services

Mains Electricity
Mains Water
Mains Drainage
Electric Heating

Agents Note

Five years remaining on guarantee for thatched roof.
Potential to negotiate some furniture pieces.



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welcome to

Dickory Cottage, Oakwood Park, Yoxford

- Non-Listed Thatched Roof Cottage, Recently Renewed
- In The Heart Of Yoxford Village
- Three Bedrooms, Family Bathroom, En-Suite & Cloakroom
- Presented To A High Decorative Standard & Re-wired Throughout
- Open Plan Living Space With Feature Brick Fireplace

Tenure: Freehold EPC Rating: D

£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 **william h brown**



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk