



THE OLD MILL

MAIN ROAD, YOXFORD, IP17 3HE



This three-bedroom unique late 19th century former mill, is set in $\frac{3}{4}$ of an acre of private gardens and grassland in the popular village of Yoxford.

Upon entering The Old Mill, you're greeted by a spacious entrance hallway. To the right lies the sizable sitting room, offering stunning views of the garden from its triple aspect windows. Off the central hallway is bedroom three, featuring built-in wardrobes and an ensuite bathroom with a shower over the bath, basin, and toilet. The kitchen boasts a range of wall and base units, an Aga, and flows nicely into the dining room. Adjacent to the kitchen is a convenient utility room with outdoor access.

Upstairs there are two double bedrooms, both benefitting from views across the grassland and beyond. The bedrooms lead out onto a shared lobby where you will find built in cupboards, ideal for storage and a shared bathroom that boasts a bath with shower over, basin and toilet.

Outside, there is ample of off-road parking. The property sits central within its plot and has a range of mature trees as well as different pockets of interest throughout the garden.

SERVICES: MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED TO THIS PROPERTY. HEATING IS PROVIDED BY WAY OF A GAS CENTRAL HEATING. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: EAST SUFFOLK COUNCIL - E

EPC - D

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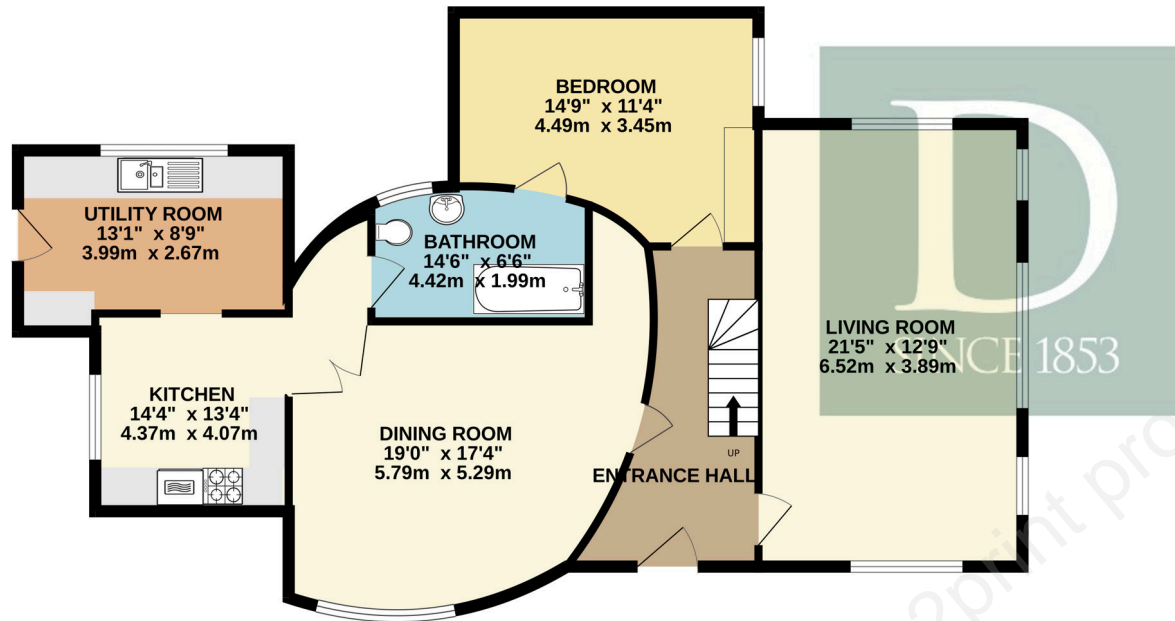




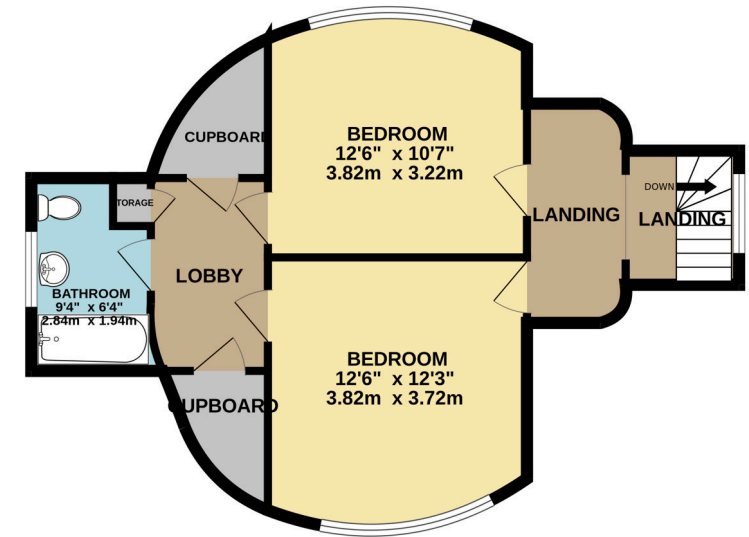


FLOOR PLAN

GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.8 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.
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