



11, OAKWOOD PARK
YOXFORD, SAKMUNDHAM, LE17 3TU



A spacious detached bungalow set in a quiet cul-de-sac in the sought-after village of Yoxford. The property offers flexible living with multiple reception rooms, three bedrooms, a double garage, and generous gardens. Additional features include a conservatory, ample storage, and a unique air raid shelter. Ideal for family living or those seeking single-level accommodation.

Situated in a peaceful cul-de-sac in the desirable village of Yoxford, 11 Oakwood Park is a spacious detached bungalow offering versatile accommodation and generous outdoor space. Upon entering, the property features a welcoming entrance hallway with two convenient built-in storage cupboards. The kitchen, which provides direct access to the rear garden, adjoins a useful additional reception room—ideal as a dining area or informal family space. A bright and airy conservatory offers a pleasant spot to relax and enjoy views of the garden throughout the year. To the front of the home, a large sitting room benefits from a wide window flooding the space with natural light, while a second reception room provides flexibility as a study, hobby room, or an excellent home office. The bungalow also comprises three well-proportioned bedrooms, a family bathroom, and a separate WC, providing comfortable accommodation for families or those seeking single-level living.



Externally, the property offers ample off-road parking via a private driveway, along with a detached double garage. The front garden is mainly laid to lawn, while the generous rear garden includes a variety of established outbuildings such as garden sheds and a greenhouse—ideal for gardening enthusiasts. A particularly unique and historical feature of the property is the presence of an original air raid shelter, adding character and a rare talking point. This is a wonderful opportunity to acquire a well-maintained and adaptable home in a sought-after Suffolk village location.

TENURE - FREEHOLD - VACANT POSSESSION OF THE FREEHOLD WILL BE GIVEN UPON COMPLETION.

SERVICES - MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED. HEATING IS PROVIDED BY WAY OF GAS FIRED CENTRAL HEATING VIA RADIATORS. THE GAS BOILER WAS INSTALLED IN 2021. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY - EAST SUFFOLK - BAND D

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

DURRANTS BUILDING CONSULTANCY - OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.



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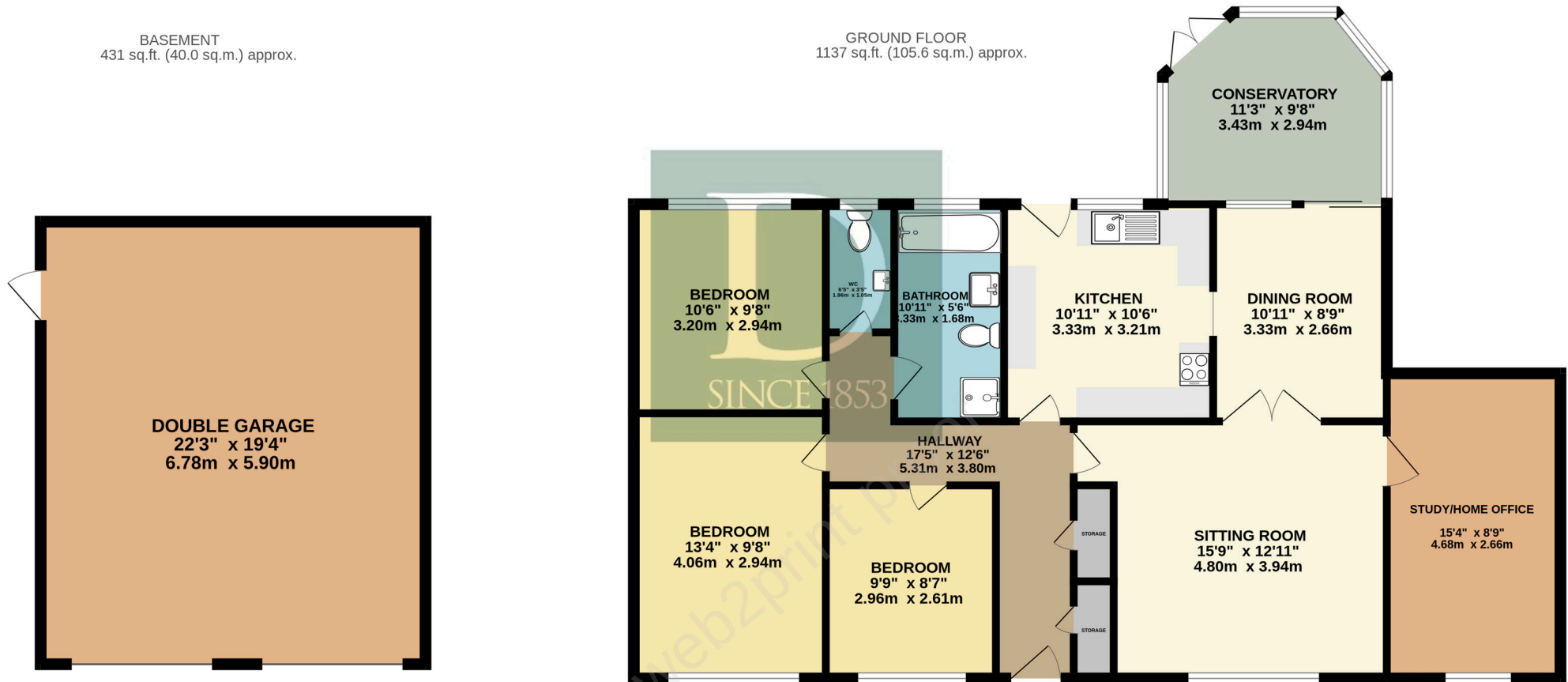




FLOOR PLAN

BASEMENT
431 sq.ft. (40.0 sq.m.) approx.

GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.6 sq.m.) approx.

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