



BRAMBLES,

BROOK STREET YOXFORD, SAXMUNDHAM, IP17 3HB



Located in the heart of sought-after Yoxford, just minutes from the Suffolk coast, Brambles is a charming detached three-bedroom home offered chain-free. Ready to move into with scope to extend or update, it's a rare opportunity to enjoy peaceful village living close to the coast.

Tucked away in the sought-after village of Yoxford, Brambles is a detached three-bedroom home full of character and potential, offered chain-free. Just a short drive from the Suffolk coast, it perfectly balances peaceful village living with seaside convenience.

Inside, two elegant bay-fronted reception rooms and a spacious kitchen/breakfast room provide a warm, flexible layout with scope to extend (STPP).

Upstairs are three generous bedrooms and a family bathroom enjoying garden views. Set back from the road, the property features off-road parking and a beautifully landscaped rear garden — a true highlight. Stretching around 30m, the garden offers mature planting, multiple seating areas, and a wonderful sense of privacy, complemented by outbuildings with power, lighting, and water, ideal for a workshop or garden office. A rare opportunity to enjoy Suffolk village life just moments from the coast.

SERVICES - HEATING IS BY WAY OF MAINS GAS FIRED CENTRAL HEATING THROUGH RADIATORS AND AN OPEN FIRE. MAINS WATER AND ELECTRICITY ARE CONNECTED TO THE PROPERTY AND DRAINAGE IS BY WAY OF A SEPTIC TANK. THE BOILER WAS INSTALLED IN 2022 AND WAS LAST SERVICED IN AUGUST 2023. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

**LOCAL AUTHORITY - EAST SUFFOLK
EPC - E**

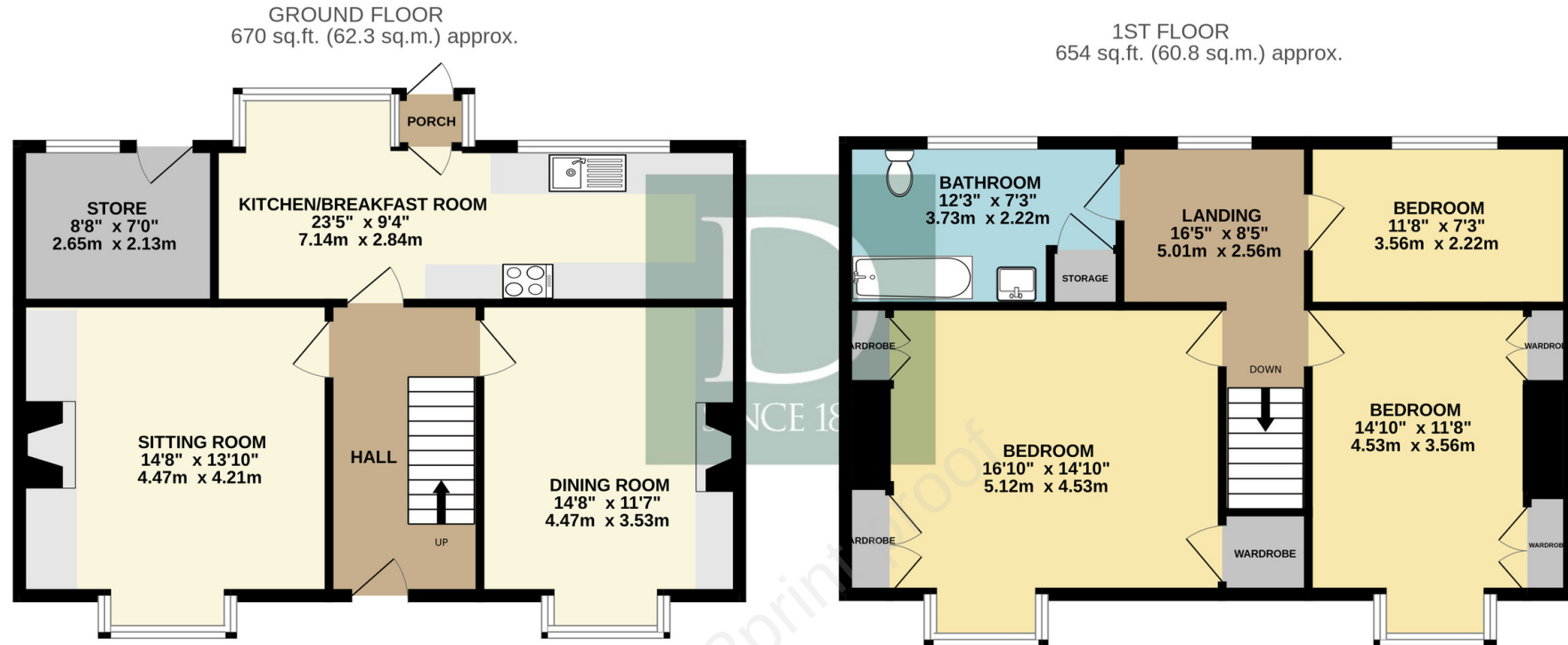
VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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.





FLOOR PLAN



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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