

EST.  1993

JENNIE JONES

ESTATE AGENTS



18 Oakwood Park, Yoxford, Suffolk, IP17 3JU.

GUIDE PRICE

£305,000

SUMMARY OF THE ACCOMMODATION

PORCH; SITTING ROOM; DINING ROOM; CONSERVATORY; KITCHEN; BEDROOM 4/STUDY; SHOWER ROOM; THREE FIRST FLOOR BEDROOMS ONE WITH EN-SUITE SHOWER ROOM; FAMILY SHOWER ROOM; FRONT AND REAR GARDEN; DRIVEWAY PARKING.

NO ONWARD CHAIN

THE PROPERTY

Situated on the edge of the well served Suffolk village of Yoxford, the property lies within walking distance of all local amenities. The house has been well cared for by the current owner and consequently it is in good order throughout. The former garage has been converted into a room with adjoining shower room and could be used as a fourth ground floor bedroom or as a study/home office. A front entrance door opens to the porch with radiator and coat hanging space. An entrance door opens to the sitting room with double glazed window to the front aspect, radiator, stairs to the first floor landing, door to bedroom four/study and a wide opening to the dining room. The fourth bedroom or study has a double glazed window to the front aspect, radiator and door to the shower room. The shower room comprises a walk in shower, toilet, wash basin, radiator and fully tiled walls. The dining room has double glazed sliding doors to the conservatory, radiator and door to the kitchen. The conservatory is double glazed to three aspects with polycarbonate roof, doors opening to the rear garden and a radiator. The kitchen has a double glazed window to the rear and a part glazed door to the exterior. There is a good range of base and wall mounted units with tiled splash backs and work surfaces. Inset sink with mixer tap, electric cooker space with integrated extractor over, plumbing for washing machine, radiator and a spacious shelved pantry. Stairs from the sitting room lead to the landing with window to the side aspect, radiator, loft access hatch and built in shelved airing cupboard housing the hot water cylinder. Bedroom one has a range of built in wardrobe cupboards, window to the rear aspect, radiator and door to the en-suite, with window to rear, shower cubicle, toilet, wash basin, radiator and tiled walls. Bedrooms two and three both have windows to the front aspect and radiators. The family shower room has been recently fitted and comprises a walk in shower, toilet, wash basin, towel radiator, window to the side and fully tiled walls. OUTSIDE. There is a garden to the front of the property which is mainly shingle for ease of maintenance and a block driveway for parking. The rear garden is enclosed by fencing, mainly lawn with paved patio, borders containing a mix of planting, outside water supply and two useful timber sheds.

To fully appreciate the character and location, viewing is highly recommended.

LOCATION

Yoxford is known as the garden village of Suffolk and is well located for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. This pretty village has a general store, two public houses, antique and bric a brac shops and primary school. Yoxford offers easy access to the main London to Great Yarmouth road and the railway station at Darsham provides a regular service to London (Liverpool Street) in about two hours. More extensive shopping facilities can be found at the market town of Saxmundham (about 4 miles) which has Waitrose and Tesco supermarkets. Yoxford lies about 5 miles from the East Suffolk coast and as well as many walks and cycle routes attractions of the area include the RSPB bird sanctuary at Minsmere and golfing and sailing at the historic coastal towns of Southwold and Aldeburgh - the latter being home to the internationally famous music festival with a year round programme of events centred on the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = C**SERVICES:**

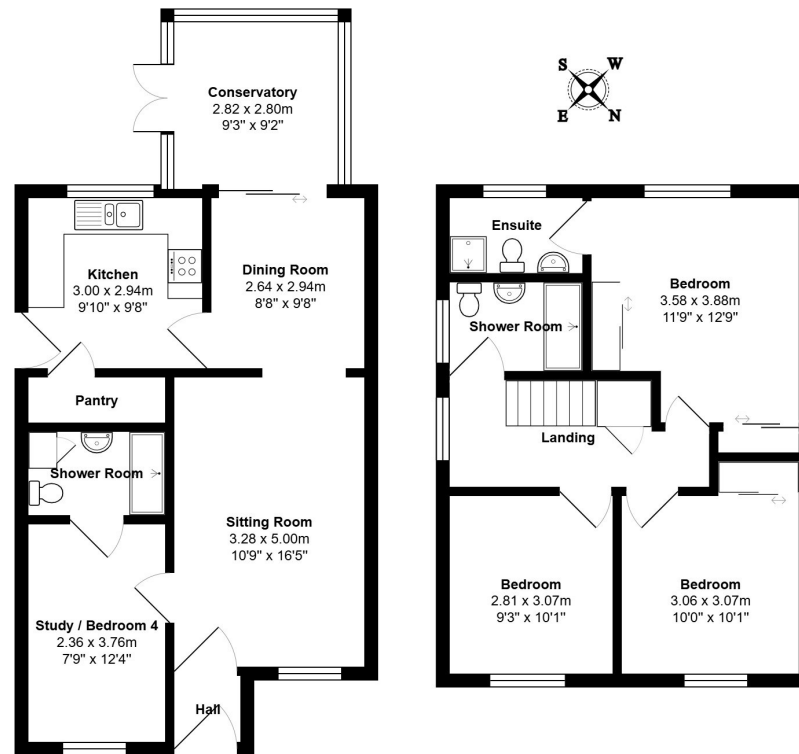
We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

TENURE: Freehold**VIEWING**

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = D

Total Area: 109.9 m² ... 1183 ft²

All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









