



## Yoxford, Suffolk

Guide Price £675,000

- Successful Holiday Let
- Three Bath/Shower Rooms
- Conservation Area
- EPC - D
- Four Reception Rooms
- Parking & Double Garage
- Village Centre
- Four Bedrooms
- Secluded Garden
- Rental guide price - £2,100pcm

# High Street, Yoxford

Delightful period home of great charm and character.



Council Tax Band: F



## DESCRIPTION

A delightful period detached house situated in the heart of this popular and historic East Suffolk Village. Currently a successful holiday let, the well planned accommodation has a wealth of charm and character having three reception rooms, kitchen/breakfast room, utility room, ground floor shower room and a splendid garden room complete with lantern and French doors opening to the garden. On the first floor the property has four well proportioned bedrooms, the master bedroom having an ensuite shower room. A large family bathroom completes the accommodation. Double gates open to a paved courtyard area allowing access to the double garage. The gardens are divided into three secluded areas with seating areas, box edges and a wealth of shrubs. There is also a summer house.

## LOCATION

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

## ACCOMMODATION

### ENTRANCE HALL

Checkerboard flooring.

### DINING ROOM

Tiled floor, fireplace with timber bressummer, exposed ceiling timber. Staircase to first floor, built in cabinet and shelves.

### SITTING ROOM

Fireplace with timber mantle and surround. Recessed shelves and cabinets. Glazed doors to:

## GARDEN ROOM

Deep double glazed windows and French doors open to the garden. Lantern. Tiled floor.

## KITCHEN/BREAKFAST ROOM

Bespoke kitchen, draws and cupboards, wood work tops with sink unit. Fitted electric oven and hob.

## REAR LOBBY

Cloaks hanging area, rear entrance door.

## UTILITY ROOM

Built storage, work top and butler sink.

## SNUG/FAMILY ROOM

Former fireplace with timber bressummer.

## SHOWER ROOM

White suite comprising shower cubicle, pedestal hand basin and WC. Floor and wall tiling.

## BEDROOM 1

Window to front, cast iron fireplace.

## ENSUITE

Floor and wall tiling, white suite of shower cubicle and hand basin.

## BEDROOM 2

Windows to side and rear.

## BEDROOM 3

Lobby area with steps to bedroom. Window to side, three built in wardrobes.

## BEDROOM 4

Window to front, built in wardrobe.

## BATHROOM

A spacious family bathroom with floor and wall tiling. White suite comprising double end bath, corner shower cubicle, pedestal hand basin and WC.

## OUTSIDE

Double gates open to a paved courtyard providing access to the brick and timber double garage with summer house opposite. The gardens are divided into three sections creating separate seating and alfresco dining areas planted with a wealth of screening shrubs, trees and box hedging.

## TENURE

Freehold.

## OUTGOINGS

Council Tax currently Band currently deleted. Further details can be obtained from the East Suffolk Council.

## VIEWING

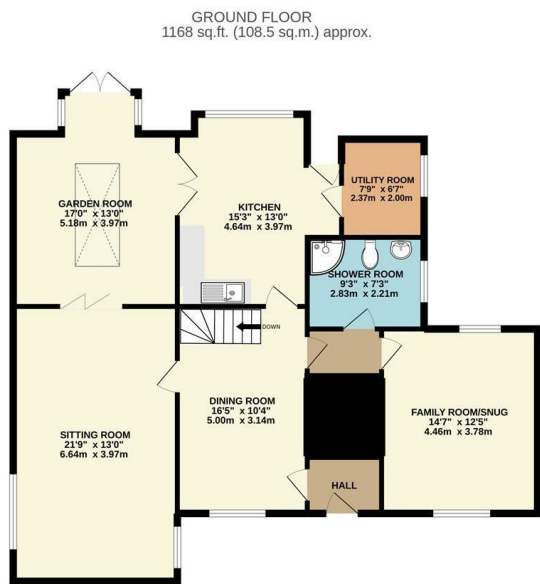
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20049/RDB.

## FIXTURES & FITTINGS

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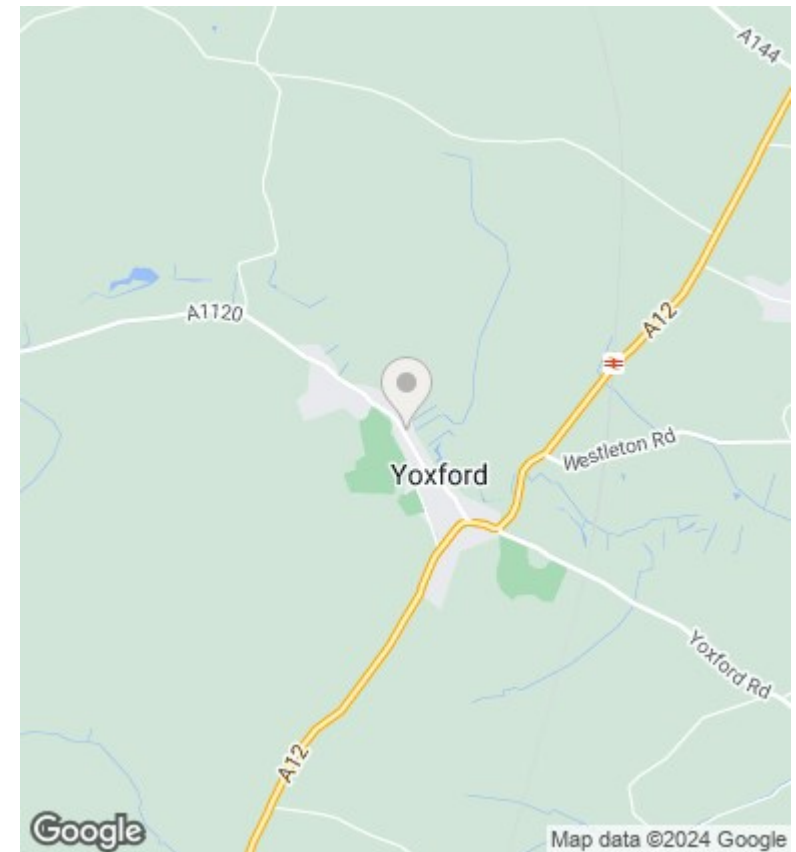






TOTAL FLOOR AREA : 1967 sq.ft. (182.8 sq.m.) approx.

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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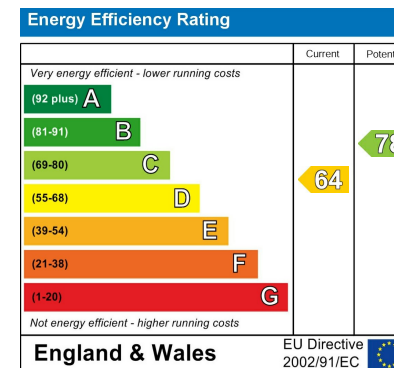


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)