



Yoxford, Suffolk

Offers In Excess Of £325,000

- Lounge
- Electric Aga
- Two Double bedrooms
- EPC - Awaiting
- Courtyard Garden
- Snug/Garden Sitting Room
- En-suite
- Kitchen/Dining Room
- Open Fire Place
- Off-Road parking

High Street, Yoxford

Situated in the centre of the Conservation Area. Yoxford,, 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.



Council Tax Band:



DESCRIPTION

A delightful village cottage having undergone an extensive programme of improvement whilst retaining the charm and character of this mellow brick cottage below black glazed pantile roof. Set back from the road with a lawn garden and off-road parking space, a entrance door opens to the staircase lobby leading to the sitting room with sash windows and fireplace with wood burning stove. The spacious kitchen dining room is fitted with Shaker style kitchen units and electric Aga. Steps rise to the garden sitting room/snug with exposed brick wall, sloping ceiling and full width sliding doors opening to the rear south-west walled courtyard garden. A lobby and bathroom with claw foot bath completes the ground floor accommodation. On the first floor the landing leads to two well-proportioned bedrooms, one having an ensuite WC and hand basin.

ACCOMMODATION

ENTRANCE LOBBY

Pamment tiled flooring. Staircase rising to the first floor.

SITTING ROOM

Recessed fireplace with painted timber mantle and surround with wood burning stove.

KITCHEN/DINING ROOM

Fitted with a range of Shaker style base and wall cupboards, work surfaces, enamel sink unit and tiled surrounds. Electric Aga set in a recessed fireplace with high mantle. Tiled floor and two sash windows to front elevation. Steps to:

SNUG/GARDEN ROOM

Sloping ceiling and exposed brick wall. Full-width double glazed sliding doors opening to the courtyard garden.

LOBBY

Understairs cupboard.

BATHROOM

White suite comprising roll top and claw foot bath, hand basin, WC. Tongue & groove panelling. Sloping ceiling with roof light. Built in airing cupboard. Electric fan heater. Opaque double glazed window.

FIRST FLOOR

LANDING

Polished floor boards continue into the bedrooms.

BEDROOM

Sash window to front elevation.

ENSUITE

Hand basin and WC.

BEDROOM

Ornamental cast iron fireplace. Sash window to side elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently unavailable. Further details can be obtained via East Suffolk Council.

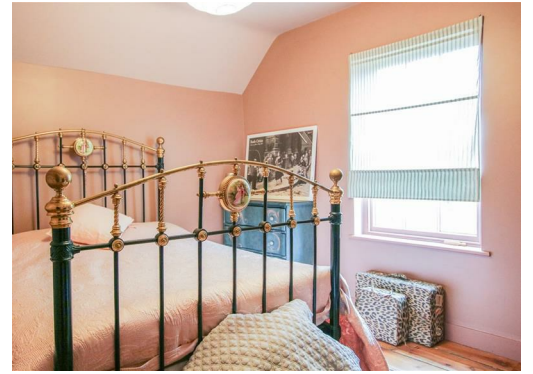
VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20394/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





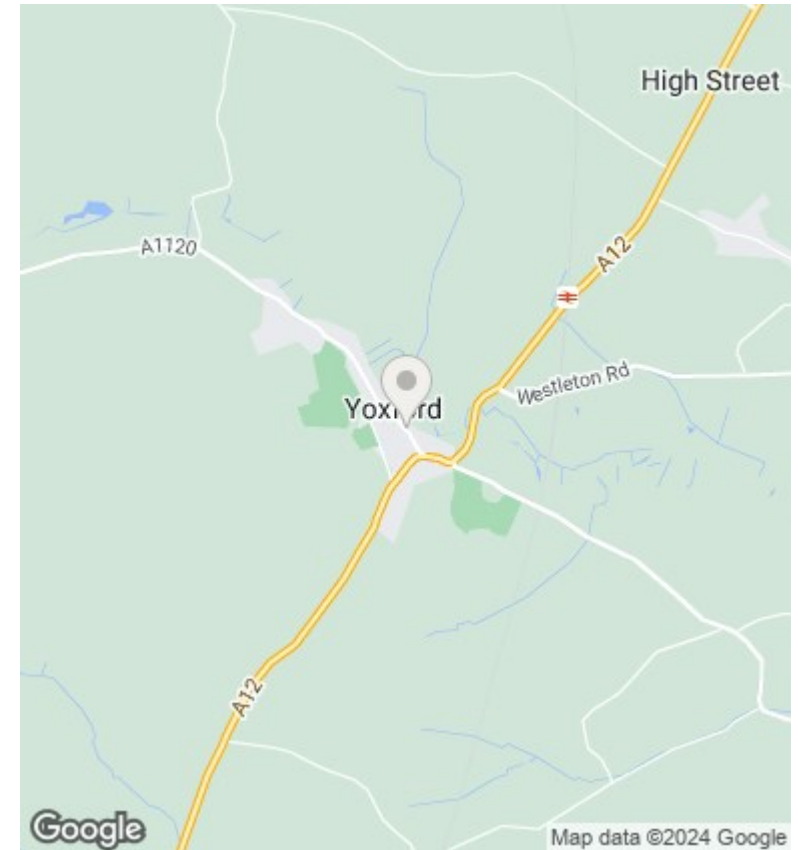
AWAITING FLOOR PLAN


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 | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com