



Yoxford, East Suffolk

Guide Price £350,000

- No Onward Chain
- Utility & Cloakroom
- Double Glazing & Solid Fuel Central Heating
- Far Reaching Countryside Views
- Large Garden
- Scope to Improve
- Kitchen/Breakfast Room
- Parking & Garage
- EPC - E

Hog Hill Lane, Yoxford

A spacious semi detached house standing in an elevated position with far reaching countryside views about 1 mile west of the pretty village of Yoxford which 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: D



DESCRIPTION

A unique opportunity to acquire a semi-detached house offering spacious living with a large layout, ideal for those seeking a home with plenty of room to spread out. There are two separate living rooms, providing ample space for both formal gatherings and relaxed family time. The property is located in a peaceful countryside setting, offering fine views of the surrounding landscape. While it is somewhat isolated, it remains conveniently accessible for those who value both privacy and practicality. The house will require renovation, making it a perfect opportunity for someone to put their personal touch on the home and update it to suit modern tastes.

ACCOMMODATION

ENTRANCE LOBBY

Panel glazed entrance door to

ENTRANCE HALL

Staircase to first floor

SITTING ROOM

Bay window with countryside view. Fireplace with wood burning stove.

DINING ROOM

Bay window with countryside view. Window to side elevation.

KITCHEN/BREAKFAST ROOM

Basic range of kitchen units with single drainer sink unit. Rayburn solid fuel range. Windows overlooking the rear garden

UTILITY ROOM

Basic range of kitchen units, work surfaces and sink unit. Window to side elevation.

REAR LOBBY

Glazed rear entrance door.

SEPERATE WC

Hand basin and WC.

FIRST FLOOR

LANDING

BEDROOM

Window to front elevation with far reaching countryside views

ENSUITE

Suite comprising corner bath, hand basin and WC. Opaque window to front elevation.

BEDROOM

Window to front elevation with far reaching countryside views

BEDROOM

Window overlooking the rear garden and fields beyond.

BEDROOM

Windows overlooking the rear garden and fields beyond.

BATHROOM

Panel bath, hand basin and WC

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity. Private water supply. Sewage treatment plant shared with adjoining property.

VIEWING ARRANGEMENTS

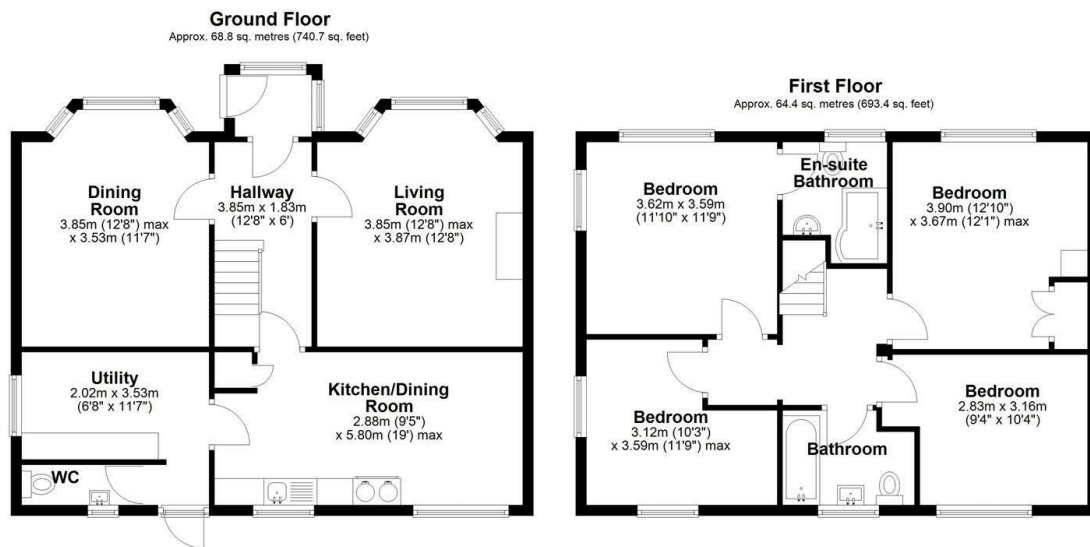
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20718/RDB.

FIXTURES & FITTINGS

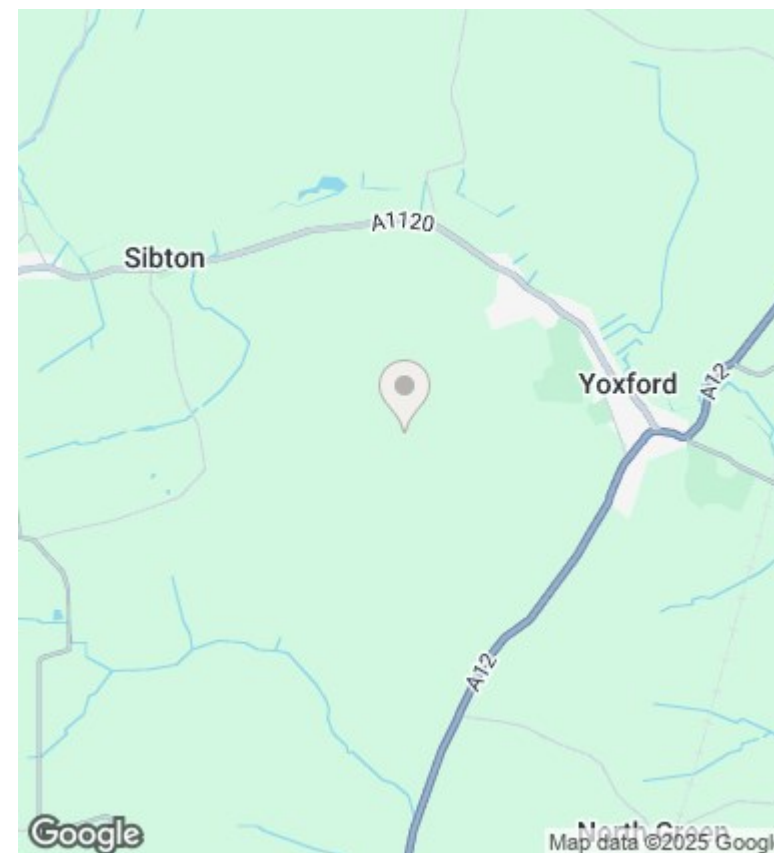
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Total area: approx. 133.2 sq. metres (1434.2 sq. feet)

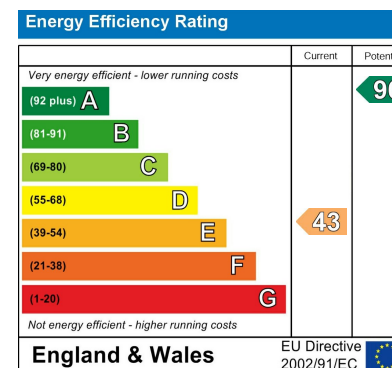


Conveyancing, Surveys & Financial Services

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