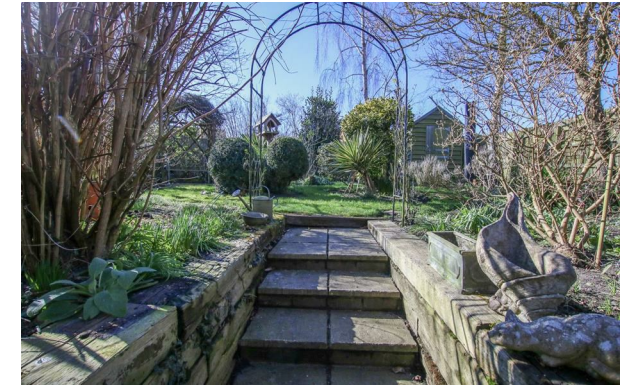




Yoxford, Saxmundham

Guide Price £425,000

- No Onward Chain
- Close Riverside Footpath
- Kitchen/Breakfast Room & Utility
- EPC - C
- Three Bedrooms
- Parking and Garage
- Quiet Lane
- Countryside Views
- Private Well Stocked Garden
- Gas Central Heating & Double Glazing

The Lane, Yoxford

An individual detached cottage style family home set in a quiet lane at the edge of the Yoxford valley. 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: D



DESCRIPTION

This charming detached cottage-style home offers a cosy yet spacious living environment with a unique, individual design. Upon entering, you'll find two welcoming reception rooms, ideal for both relaxed living and formal gatherings. The kitchen, with its adjoining breakfast room, creates the perfect space for family meals or casual dining. A separate utility room provides added convenience for laundry and storage.

The house features three comfortable bedrooms, providing ample space for a family or guests. The bathroom is well-appointed, ensuring ease and comfort. Outside, the property boasts a private, south-facing garden that is well-stocked with plants and greenery, creating a peaceful, private retreat. The off-road parking and garage provide practical solutions for vehicle storage.

The home enjoys beautiful views over the Yoxford Valley from the first floor, offering a serene backdrop to daily life. Additional highlights include gas central heating and double glazing, ensuring comfort year-round. Located on a quiet lane, the house is situated at the end of a dead-end road that leads to a tranquil riverside footpath - ideal for nature walks or a bit of peaceful solitude.

This property is perfect for those seeking a combination of privacy, charm, and picturesque surroundings.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor with cupboard below.

CLOAKROOM

Suite comprising hand basin and W.C.

SITTING ROOM

Brick open fireplace. Window to front elevation. Panel glazed doors open to:

DINING ROOM

With windows and casement doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall cupboards, work surfaces with tiled surrounds and single drainer stainless steel sink unit. Fitted electric double oven and gas hob. Concealed fridge. Window overlooking the rear garden.

UTILITY ROOM

Matching units to the kitchen with single drainer sink unit and plumbing for washing machine. Gas fired central heating boiler. Door to garage. Glazed door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM

Two roof lights to the rear.

BEDROOM

Window with countryside view.

BEDROOM

Roof light to the rear.

BATHROOM

Suite comprising panel bath with electric shower over, hand basin and W.C. Opaque window to the front elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

To be confirmed.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

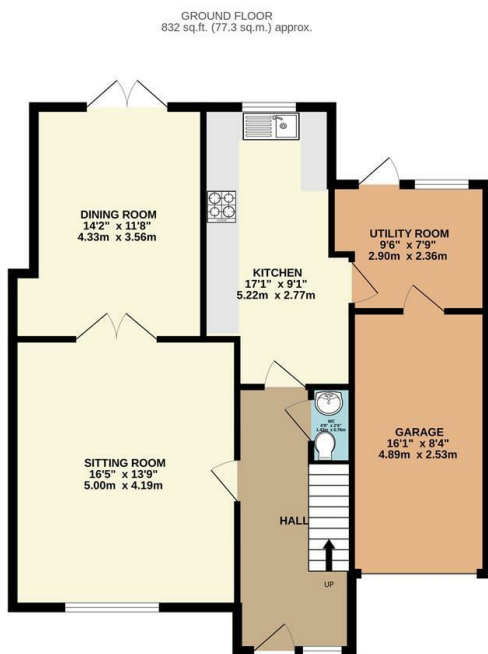
Tel: 01728 633777 Ref: 20747/RDB.

FIXTURES & FITTINGS

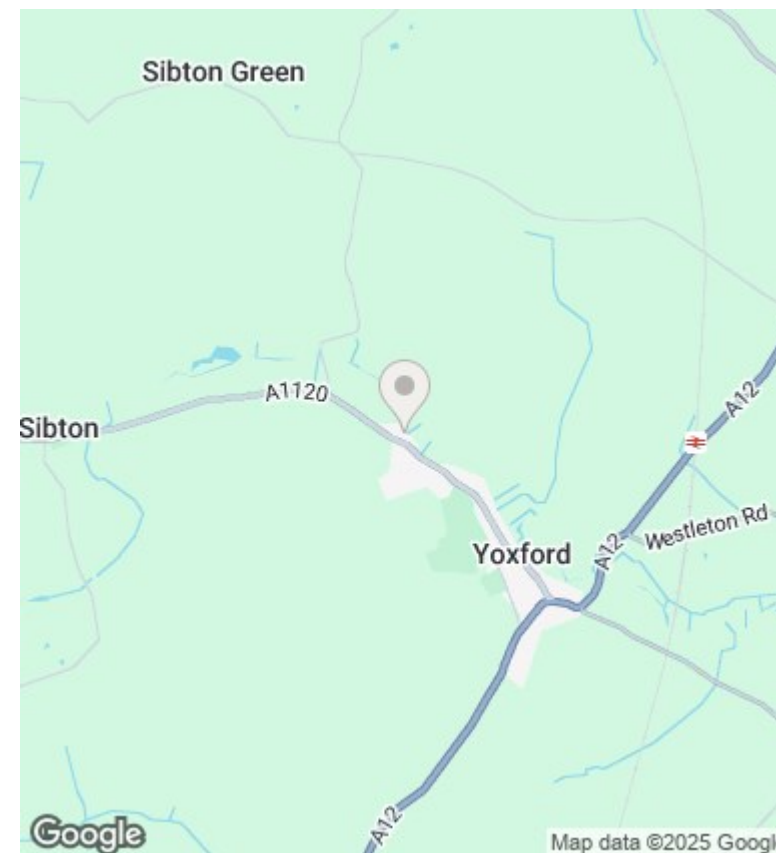
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TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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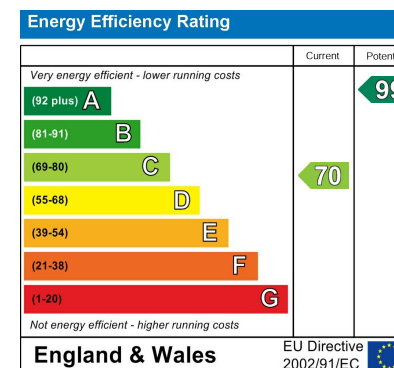


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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