



Brook Street, Yoxford - IP17 3HB



Brook Street

Yoxford, Saxmundham

NO CHAIN! Presenting this ATTRACTIVE 3 BEDROOM DETACHED HOUSE, offered with NO CHAIN and situated in a SOUGHT AFTER VILLAGE within easy reach of the stunning Suffolk Coast. This BAY FRONTED DETACHED FAMILY HOME welcomes you with a bright and spacious entrance hallway, leading seamlessly into TWO GENEROUS RECEPTION ROOMS both with bay windows, perfect for entertaining or relaxing with family. The SPACIOUS KITCHEN/DINING ROOM is set to the rear of the property, offering an abundance of worktop and storage space, making it ideal for family meals or hosting guests (ample room for a dining table and additional seating). Upstairs, you will discover THREE AMPLE BEDROOMS, each thoughtfully designed with comfort in mind, as well as a versatile STUDY/LANDING area, perfect for working from home or as a reading nook. The SPACIOUS FAMILY BATHROOM features modern fittings and plenty of natural light, ensuring a relaxing retreat at the end of the day. Benefiting from GAS FIRED CENTRAL HEATING throughout, this home provides warmth and efficiency year-round.



Completing the property is a PRIVATE DRIVEWAY, offering convenient off-road parking, and a sense of exclusivity. There is also EXCELLENT and PRIVATE REAR GARDENS with a plethora of outbuildings suitable for a number of uses. Whilst the house does require some updating in places, the potential is huge to create a stunning family home.

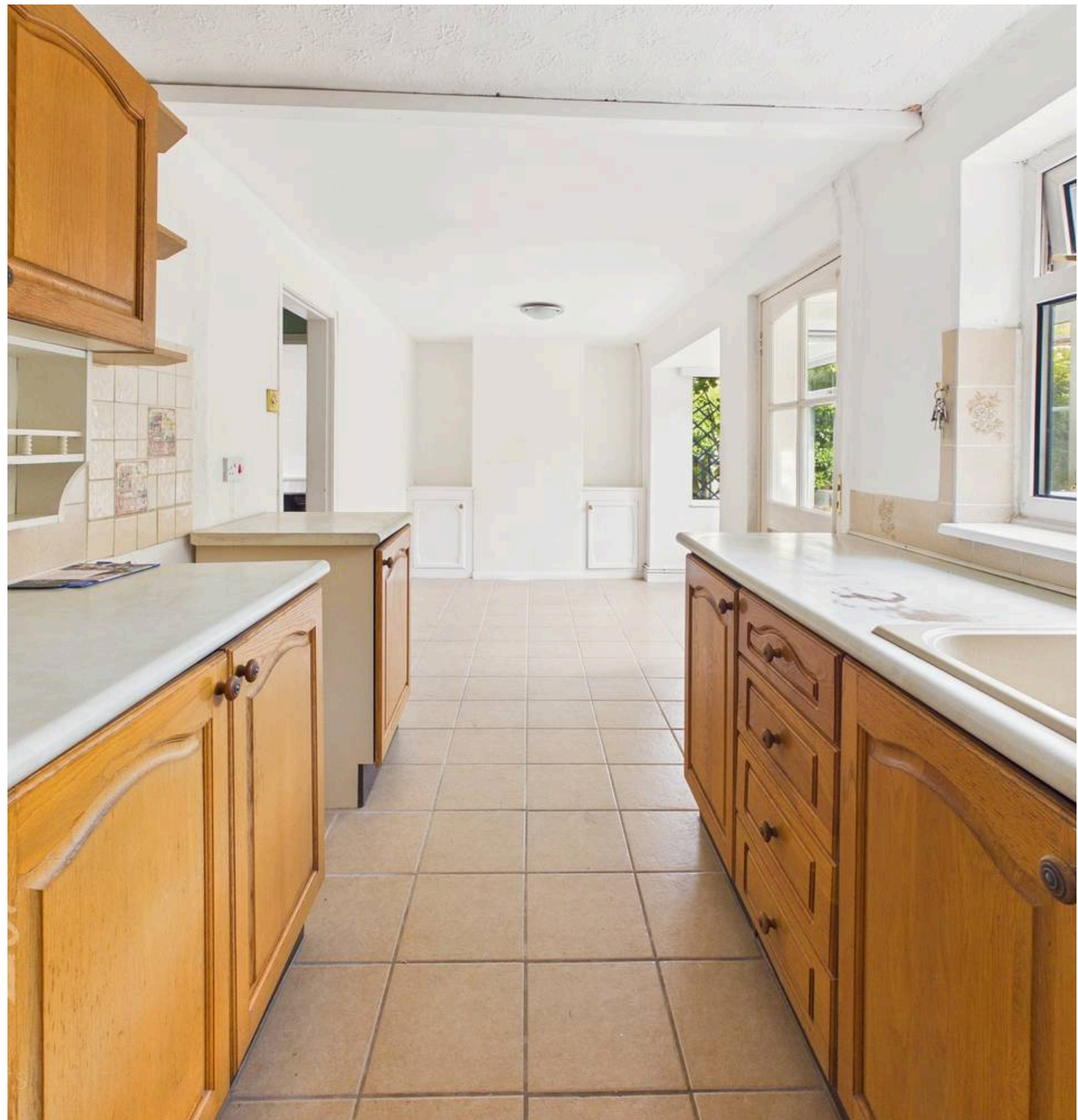
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Bay Fronted Detached Family Home
- Sought After Location Within Easy Reach Of The Suffolk Coast
- Two Generous Reception Rooms & Spacious Kitchen/Diner To The Rear
- Three Ample Bedrooms & Study/Landing
- Spacious Family Bathroom
- Generous & Private Rear Gardens With Private Driveway Parking
- Gas Fired Central Heating

Yoxford is a well served village and is within a short distance of The Suffolk Heritage Coast, Minsmere RSPB sanctuary and Southwold and Aldeburgh. Often referred to as 'The Garden of Suffolk', this pretty village lies just off the A12 Great Yarmouth to London Road.



The nearby village of Darsham has a rail station on the East Suffolk Line with regular services to Ipswich and London Liverpool Street.

SETTING THE SCENE

The house can be found in the heart of Yoxford with a lay-by to the front and driveway parking. There is also a well kept front garden with iron railings and gates as well as the main front door with a covered porch. There is side access to one side leading to the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door there is a bright hallway with stairs ahead to the first floor as well as pamment tiled flooring. Access can be found to either side with equally sized reception rooms both with bay windows and both with fireplaces also. The sizeable kitchen is found to the rear overlooking the garden with plenty of space for a large table and space for entertaining. The kitchen provides a range of units both wall and base with space for white goods. There is a door to the rear which leads to the garden via a rear porch.

Heading up to the first floor landing you will find two spacious bedrooms to the front both with bay windows and stripped wooden flooring. There is a useful landing/study area providing an excellent space for home working or reading which in turn leads to the third bedrooms and the family bathroom. The bathroom features a three piece suite with bath and shower over, w/c and hand wash basin.

FIND US

Postcode : IP17 3HB

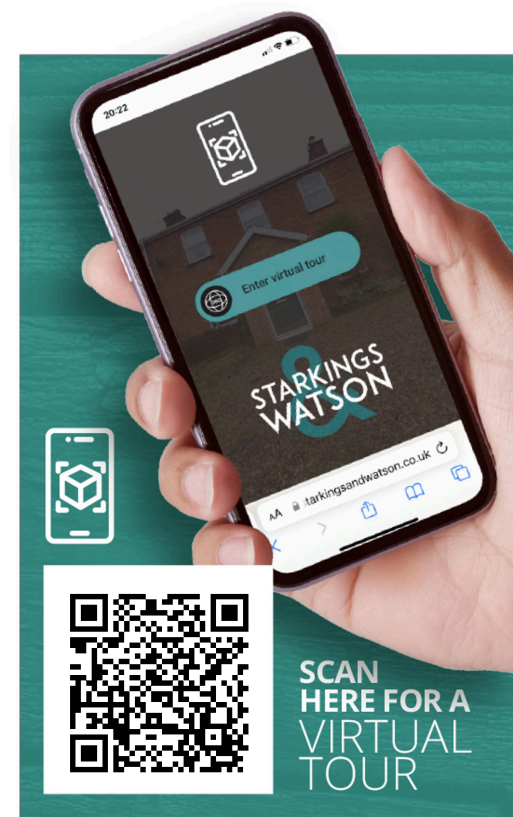
What3Words : ///loaf.enchanted.novelist

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised that heating is provided by newly installed gas fired boiler in 2022. Drainage is provided by a septic tank with mains water and electricity also connected.







THE GREAT OUTDOORS

Stepping out of the rear porch, you will find a large tile and brick patio, stretching the width of the property with more than enough room for a set of table and chairs for outside dining and entertainment. The remaining garden is mainly laid to lawn, with a fish pond and mature trees and hedging. At the rear, through a covered pergola, a secret garden awaits, with a peaceful seating area and shed for extra storage as well as various outbuildings with power and light.





Approximate total area⁽¹⁾

1170 ft²

108.4 m²

Reduced headroom

10 ft²

0.9 m²

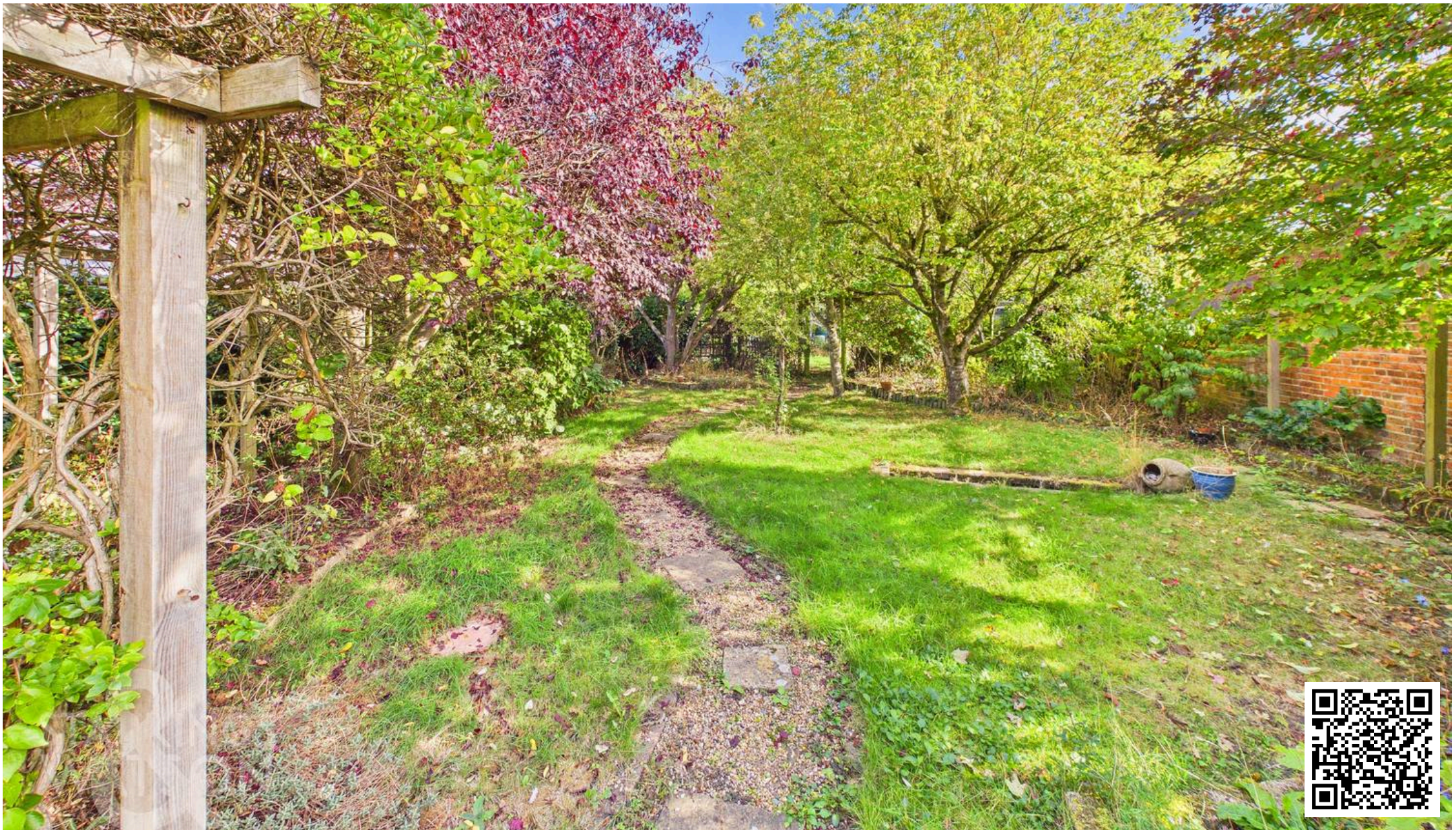
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.