



GABLE COTTAGE

HOXNE ROAD SYLHAM, IP21 4LR



This attractive three/four-bedroom detached home occupies a generous plot of just over half an acre (STS) and offers well-proportioned accommodation, excellent outside space and a number of useful ancillary areas, making it an appealing choice for families or those seeking flexibility.

The ground floor provides a practical and well-balanced layout, comprising a kitchen, separate utility room, living room, dining room and dedicated office. The additional office provides an ideal space for home working or, alternatively, could be used as a fourth bedroom. The separate dining room offers a comfortable setting for family meals and entertaining.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from a dressing room and en-suite, complemented by a family bathroom serving the remaining bedrooms.

Outside, the property is particularly well served by its generous gardens of just over half an acre (STS). The front garden provides an attractive approach and a good degree of privacy, while the substantial rear garden offers plenty of space for outdoor entertaining, recreation and family enjoyment.

Further benefits include a fully insulated summer house with mains electricity, which boasts excellent

potential for use as a home office or for hobby activities. The property also offers a large detached double garage and a driveway providing off-road parking. The combination of generous grounds, excellent storage and flexible ancillary accommodation makes this a particularly versatile detached home.

LOCATION

Syleham is a peaceful and picturesque Suffolk village, set amongst the beautiful rolling countryside of the Waveney Valley. The village enjoys a tranquil rural atmosphere, making it particularly appealing to those seeking a quieter pace of life, while the nearby market towns of Harleston and Eye provide a wider range of everyday amenities, independent shops, cafés and dining options. Surrounded by attractive countryside and with a strong sense of rural community, Syleham offers an appealing balance of village living and accessibility.

SERVICES

Oil Fired Central Heating. Mains electric and water are connected

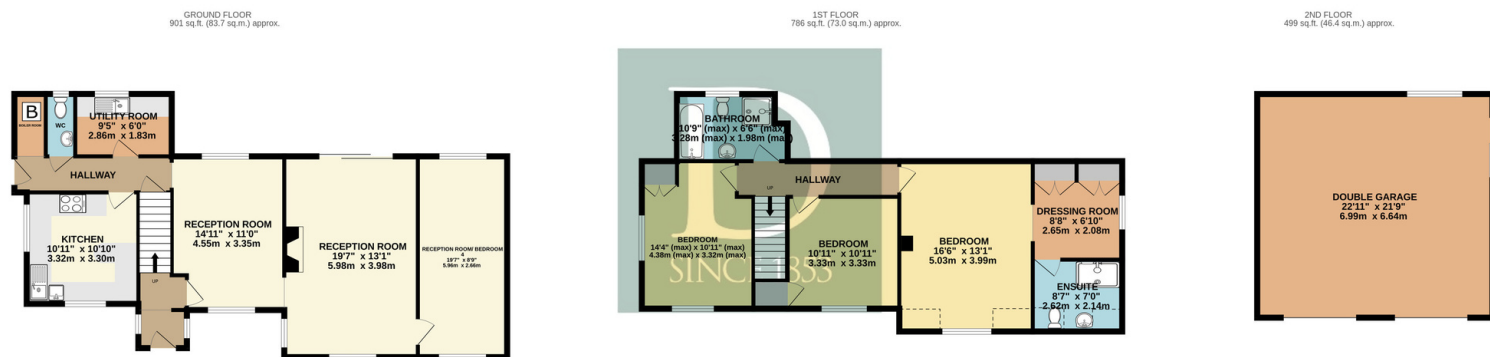








FLOOR PLAN



TOTAL FLOOR AREA : 2187 sq.ft. (203.1 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.

Made with Metropix ©2026

with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

EPC RATING - D

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**

