



Victoria Cottage, Yoxford, Suffolk



Fantastic opportunity to acquire this pretty detached period cottage which requires full renovation in the desirable village of Yoxford. Set back from the road within a pretty garden with driveway, this 17th century cottage has over 1370 sq ft of accommodation with scope for three bedrooms and a spacious ground floor layout. Mains services already connected. No onward Chain.

LOCATION - Victoria cottage is situated in the centre of Yoxford, a highly desirable village with a well-stocked village store (open all hours), an assortment of antique shops and galleries, a church, a primary school, tennis courts, a cricket club and a village hall hosting film nights etc. There is also a dining pub, the Kings Head, and The Black Dog Deli and café. YOXFORD is located adjacent to the A12 trunk road, giving it easy access to the north and south as well as to the Heritage Coast to the east. Aldeburgh, Southwold, Walberswick, Dunwich, Framlingham, Snape Maltings and the world-renowned RSPB reserve at Minsmere are all within a short drive. Darsham Railway Station (1 miles) runs regular services to Ipswich and, in turn, onto London Liverpool Street. The A1120 starts from here going West across the county. Saxmundham (4 miles) has another railway station as well as Waitrose and Tesco supermarkets.



INTERIOR - Entering through the rear door brings you directly into the bright kitchen in the newer extension. The kitchen houses a range of pine fronted kitchen cupboards with an inset stainless-steel sink below one large window with a further window on to the back. There is a radiator and capped off gas supply where the cooker would have stood. A door leads you into the south facing Sitting room with windows on two sides and a brick fireplace. This large room has a pine panelled area to the corner incorporating the original winding staircase. A door leads through to the living room, another dual aspect room with brick fireplace, windows to two aspects, original front door and a large storage cupboard. A door leads back to the rear lobby which houses the gas fired boiler and has plumbing and space for a washing machine along with a second staircase (which we understand would not meet current building regulations) leading to the 1st floor landing. A door leads from the rear lobby into the ground floor bathroom which includes a bath, basin and wc and has a frosted window to the side aspect.



On the 1st floor stairs from the rear lobby lead into a large landing area. To the rear is a cloakroom with basin and wc. On the left is the main bedroom, a bright spacious room with windows two aspects, fitted pine cupboard and pine panelled area housing the second set of stairs. To the right is the second bedroom, again double aspect with plenty of scope for changing the layout simply to split this into two bedrooms if required.



EXTERIOR: The house is approached via a shared driveway from the Main Road. There is a hard standing area at the rear of the cottage and this could be further extended to provide scope for additional parking. The garden is mainly laid to lawn with some established shrubs and wraps around the house on 3 sides. A low hedge provides a border between the garden and the main road.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk **TAX BAND:** C **EPC:** D **POSTCODE:** IP17 3HE

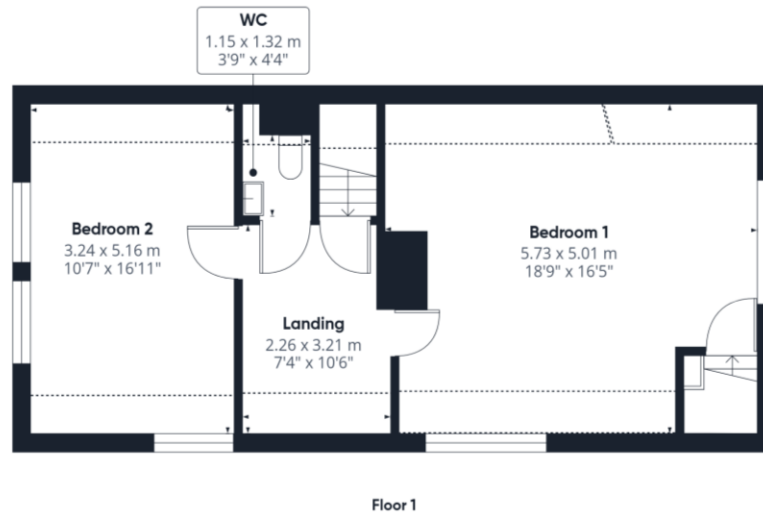
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SERVICES Gas fired central heating via radiators (untested), mains water, drainage and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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