



Cross Street | Eye | IP21 5AJ

Asking Price £495,000

twgaze

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Attractive Grade II listed, part-thatch cottage. 3 bedrooms with box room. Spacious landing with study area. Plenty of character. Extended in past years resulting in 'old meets new' feel. Landscaped rear garden with patio. Gravel driveway and useful garage/workshop. Popular village. No onward chain.

- Attractive part-thatch, Grade II Listed cottage (1800 sq.ft of room accommodation)
- 3 bedrooms, with additional box room
- Plenty of character throughout
- Extended to the rear resulting in good mix of 'new meets old'
- Landscaped garden to rear
- Driveway and garage/workshop
- Ground floor WC
- Conservation area within popular Suffolk village
- No onward chain

### Location

Hoxne is a popular village set at the gateway of the Waveney Valley. The village has a very active community which gives life to the village and supports the village shops, public house, church and village hall. Hoxne is well placed in Suffolk for access into the bustling market town of Diss, which has a main-line railway station with regular trains to London Liverpool Street taking around 90 minutes. The Heritage Coastline, with Southwold and Aldeburgh, is just 45 minutes away by car, and the beautiful Cathedral City of Norwich is roughly 25 miles away to the north. Norwich has an excellent range of shopping, schooling, entertainment, social and impressive dining options, as well as several theatres and numerous transport options, as you would expect in a city.





### The Property

Attractive part-thatch cottage set in the popular village of Hoxne. The property, which is Grade II listed and timber framed, has a traditional layout on the ground floor, with central entrance lobby leading off to both reception rooms either side. Both the living room and formal dining room are nicely proportioned, with fireplaces and exposed ceiling timbers. The living room also has a wood burning stove and door which leads through to the 'newer' extended area of the cottage (believed to have been extended in the 1950's). The back part of the cottage has a light and spacious rear hallway with French doors onto the patio, as well as a useful cloakroom/wc. The hall leads through to a kitchen with a range of fitted units, and a recess which could be used as storage space.

On the first floor, a good size landing mirrors the space below and has a handy study area at the far end with another set of French doors, presenting excellent views across the rear garden. Doors from the landing lead off to the bedrooms, with one of them having a small door through to a box room, which could be used as a nursery or walk-in-wardrobe. The bedrooms also display character, with inset wall timbers and one in particular showing the remains of an original fireplace. Finally, there is a spacious bathroom which caters for bath and separate shower cubicle.

### Outside

A striking Banham wall borders the front cottage garden, with a gate and path to the front entrance door. The property has a right of access along the side driveway which leads to the cottage driveway. The driveway opens up to allow parking for several vehicles. Double doors open to a garage, with access to two workshop areas. The garage/workshop areas have potential for conversion into studio/ancillary accommodation, subject to obtaining relevant planning/listed building consent'. The rear garden has a sunny westerly aspect and is landscaped, with a lawn and stocked with shrubs and flowers to borders. A pergola provides the perfect place to unwind and enjoy the garden, whilst the brick weave patio area provides a useful bistro area to dine when the sun shines.

Services: Mains electricity, water and drainage are connected. Oil fired central heating system.

How to get there: W3W: ///verb.bottled.palaces

Viewing: By appointment with TW Gaze

Freehold

Council Tax: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20203/RM



Total area: approx. 175.4 sq. metres (1888.1 sq. feet)

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