



BRAMLEYS

LOW ROAD, HOXNE, EYE, IP21 5AR



A rare opportunity to acquire this spacious detached single-storey home, ideally situated in a tucked-away position in the centre of the highly sought-after village of Hoxne.

A unique and rare opportunity to acquire this spacious single-storey detached residence set within a generous plot of approximately 0.77 of an acre (STMS). The property enjoys a tucked-away position just off the centre of the sought-after village of Hoxne, offering both privacy and convenient access to local amenities.

The property is entered via a welcoming entrance hall, providing access to the main living areas and leading through to an inner hallway serving the bedrooms and family bathroom. The bright double aspect sitting room is a particular highlight, featuring an attractive curved red brick chimney breast with a wood-burning stove, creating a warm and inviting focal point. A separate dining room offers flexibility of use and could easily serve as a fourth bedroom if required. The well-appointed kitchen/breakfast room is fitted with a comprehensive range of wall and base units, providing ample storage and preparation space, with a door leading to the rear garden. From here, there is access to a useful utility room with built-in cupboards, an airing cupboard and an adjoining shower

room. A separate study completes the accommodation, ideal for home working or a quiet retreat.

The property offers three well-proportioned double bedrooms, two of which benefit from built-in furniture. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower, WC, wash hand basin and bidet.

A standout feature of the property is its impressive wrap around garden, extending to approximately 0.77 acres (STMS). The gardens are predominantly laid to lawn and complemented by a variety of mature trees and established planting, creating a wonderful sense of space and tranquillity. The outdoor space is ideal for gardening, entertaining, or simply enjoying the peaceful surroundings and includes a paved patio, summer house and shed. To the front, a substantial brick-paved driveway provides ample off-road parking for several vehicles, along with a detached double garage (approximately 23'8" x 16'11"), offering further parking, storage, or workshop potential.



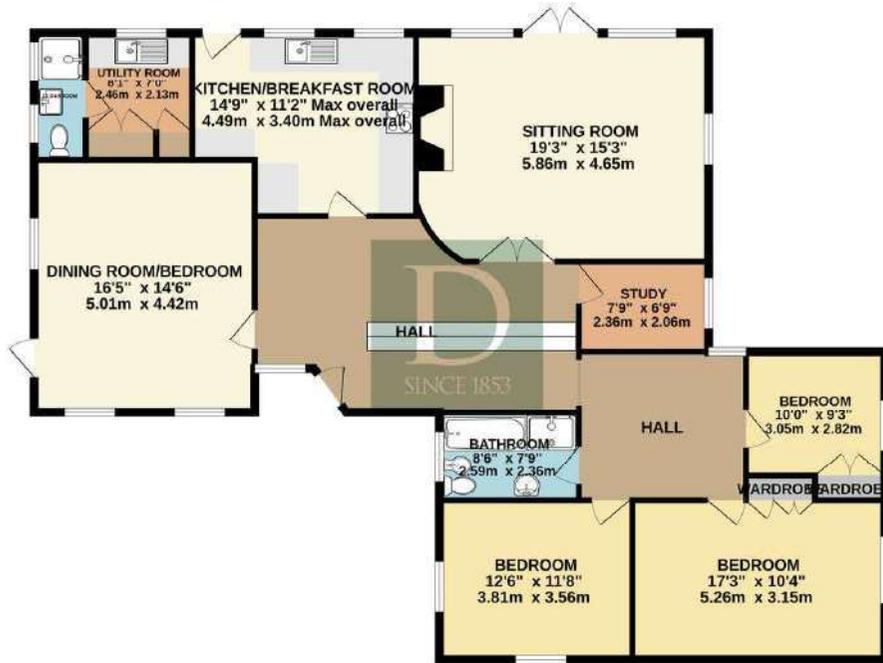






FLOOR PLAN

GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.



TOTAL FLOOR AREA - 1595 sq.ft. (148.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, stairs 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 is given as to their operability or efficiency can be given.
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LOCATION

Hoxne is a charming village set in the heart of the beautiful Waveney Valley which offers many delightful country walks. The village has a thriving primary school, village hall, sports field with pavilion and children's playground and The Swan Inn. In addition, the village has many clubs and societies for young and old to join. The historic market town of Diss (six miles away) has a station with frequent trains to London Liverpool St. Diss also has a range of independent shops, supermarkets, cafes and restaurants, the Corn Hall arts centre and a bustling market in the town centre on Fridays. The attractive town of Eye is just four miles away and offers a well-respected secondary school, an arts centre, supermarkets and many appealing independent shops as well as a public house and several cafes and restaurants.

SERVICES

Oil fired central heating. Mains water and electrics are connected with drainage via septic tank. (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 F

ENERGY PERFORMANCE

TBC

LOCATION



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

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