



## Yoxford,

£2,250 PCM

- Modern detached home
- Master bedroom with ensuite
- EPC: B
- Fully furnished
- Garage & off street parking
- Holding deposit: £519.23
- Stunning open plan living space
- Countryside views
- Sorry no smokers

# Middleton Road, Yoxford

A truly beautiful furnished four bedroom detached home situated on the outskirts of the ever popular village of Yoxford.  
Air source heat pump. EPC B.



Council Tax Band: E



## DESCRIPTION

Flick & Son are pleased to offer for rent this truly beautiful furnished four bedroom detached home situated on the outskirts of the ever popular village of Yoxford.

## ACCOMMODATION

Step into this beautifully designed modern property where a welcoming entrance hall draws you into the heart of the home: a fabulous, light-filled open-plan living and dining area which flows seamlessly into a beautiful kitchen space. A separate utility room, accessed from the kitchen, provides direct access to the garden. Also accessed from the entrance hall you find a dedicated study and downstairs W/C.

Upstairs, the generous master bedroom benefits from a ensuite shower room. Three additional spacious bedrooms offer plenty of room for family or guests, all served by a family bathroom.

Outside the rear patio and garden open up to uninterrupted, breath-taking views of the surrounding countryside—the perfect backdrop for al fresco dining. The property also boasts ample off-street parking and a garage.

The property is heated via air source heat pump. It has an EPC rating B.

## LOCATION

Yoxford, often referred to as "The Garden of Suffolk" lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, deli,

antique shops, doctors surgery and school and is well served by public transport. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

## AVAILABILITY

The property is available from 30th September 2026.

Council Tax: Band E

Deposit required: £2,596.15

Sorry no smokers.

The property is offered fully furnished.

## VIEWINGS

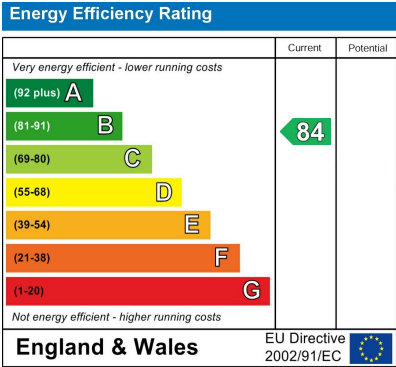
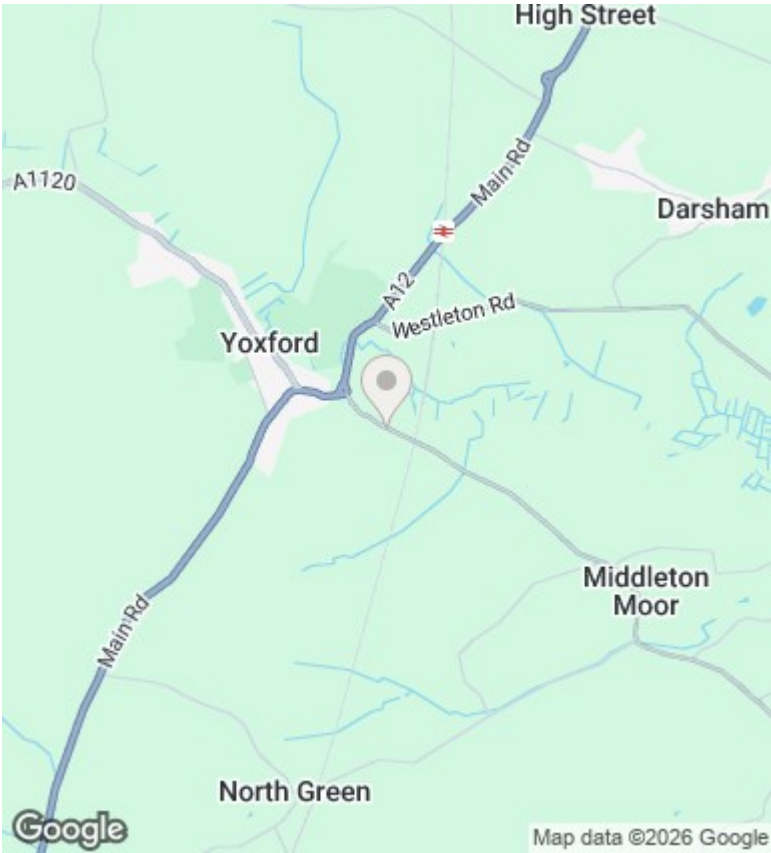
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.