



Heckfield Green | Eye | IP21 5AF

Guide Price £375,000

twgaze

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A spacious and flexible four bedroom detached property offering generous accommodation throughout together with excellent potential for further enhancement. Occupying a sizeable plot with ample parking potential, garage and a generous rear garden, the property is well suited to family living whilst also benefiting from versatile reception space and a useful ground floor bedroom/study.

- Spacious 3/4 bedroom • Flexible and versatile detached property accommodation throughout
- Large living room opening • Kitchen with potential to create open plan layout
- Well suited to family • Private driveway and attached occupation or home working garage arrangements

## Location

Hoxne is an ever popular village set at the gateway to the Waveney Valley. It has a very active community which gives life to the village and supports the church and village hall. The village is well placed for access to wider facilities, including the Heritage Coast around Southwold and Aldeburgh just 45 minutes away by car. The County town of Ipswich is around 25 miles away to the south and the Cathedral City of Norwich, with its international airport, is a similar distance to the north. For the commuter there is a main line railway station at Diss just 6 miles away with regular trains to London Liverpool Street taking around 90 minutes.





#### Property

This spacious four bedroom detached property offers flexible and well proportioned accommodation throughout, making it well suited to both family living and those requiring adaptable work from home space. The accommodation opens via an entrance hall which feeds through to a generous living room positioned to the front aspect with a large window allowing for plenty of natural light. French doors lead through to the dining room creating an excellent flow between the reception spaces, whilst sliding patio doors provide direct access out onto the rear patio and garden beyond. The kitchen is situated to the rear of the property directly adjoining the dining room and offers excellent potential to be opened up, subject to any necessary consents, to create a more contemporary open plan kitchen/dining arrangement. In addition, the ground floor benefits from a useful downstairs WC together with a versatile fourth bedroom which could equally serve as a study or family room and also provides internal access to the rear section of the garage. To the first floor there are three large double bedrooms, all of comfortable proportions. The principal bedroom is particularly spacious and offers potential for the installation of an en-suite should a purchaser wish to reconfigure the space. A family bathroom serves the first floor accommodation.

#### Outside

The property is approached via a private driveway providing off-road parking and leading to the attached garage. To the front of the property is a substantial area of garden which could, if required, offer further potential for additional parking or landscaping. Pedestrian access is available down both sides of the property leading through to the rear garden. The rear garden is of a generous size and is predominantly laid to lawn with mature trees and established shrub borders creating a pleasant degree of privacy. A useful garden shed provides additional external storage.

Services: Mains water and electric are connected to the property. Heating is via an oil boiler. Mains Drainage.

How to get there: What3words: [///snippet.objective.mimes](https://www.what3words.com/#!/snippet.objective.mimes)

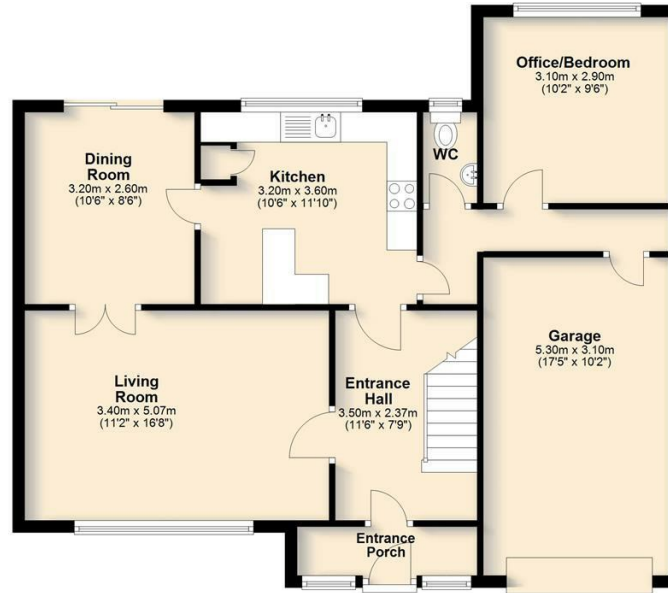
Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

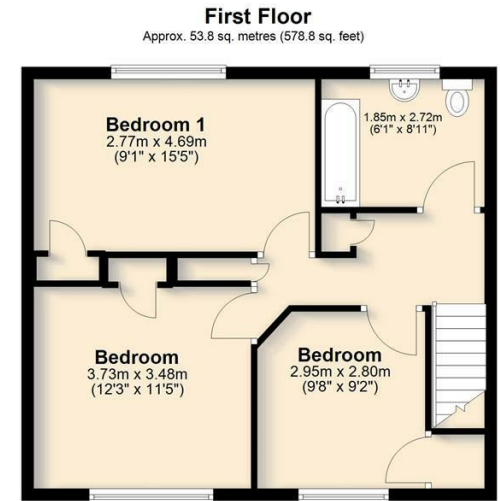
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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: 2/20156



**Ground Floor**  
Approx. 81.5 sq. metres (877.3 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (578.8 sq. feet)

Total area: approx. 135.3 sq. metres (1456.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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