

JENNIE JONES

EST. 1993

ESTATE AGENTS



CULLCOTT CLOSE

Yoxford | Suffolk

£399,995

5 CULLCOTT CLOSE, YOXFORD, IP17 3GZ

Saxmundham – approximately 4 miles

Aldeburgh – approximately 11 miles

Southwold – approximately 12 miles

- Entrance Porch ● Entrance Hall ● Cloakroom ●
- Sitting/Dining Room ● Kitchen ● Study / Bedroom 4 ●
- Landing ● Family Bathroom ● Three Bedrooms ●
- Garage with Driveway Parking ●

The Property

Occupying a pleasant position within a small cul-de-sac, 5 Cullcott Close is a spacious and well-proportioned detached home offering flexible accommodation ideally suited to modern family life.

A useful entrance porch opens into the hall, which forms the central point of the ground floor and provides access to the principal rooms. The real heart of the house is the impressive sitting/dining room, extending to almost 24 feet in length and providing plenty of room for both comfortable seating and a substantial dining table. Natural light comes from a window to the front, while French doors at the far end open directly onto the garden.

The kitchen is fitted with a range of wall and base units with ample worktop space and tiled flooring. There is room for a range-style cooker together with fitted fridge and freezer, while a door provides direct access to the side of the house and garden.

Also on the ground floor is a separate study, a particularly useful addition for anyone working from home. Equally, its position and proportions allow it to provide occasional bedroom accommodation if required, giving the house a useful degree of flexibility. A cloakroom completes the ground floor.

Upstairs, the landing leads to three comfortable double

A DETACHED FAMILY HOME IN CUL-DE-SAC LOCATION



bedrooms, and a family bathroom.

The property benefits from gas-fired central heating and double glazing throughout.

Outside

To the front, the property benefits from off-road parking, with a driveway leading to the single garage, which has power and lighting connected together with a personal door opening to the rear. Alongside the garage is a useful covered storage area.

The rear garden is a particularly appealing feature of the house and has been thoughtfully landscaped to create an attractive and very usable family space. A paved terrace immediately behind the house provides room for outdoor seating and entertaining, beyond which lies a generous lawn. Towards the rear, raised beds and established planting create interest and maturity, while a further decked seating area provides another spot from which to enjoy the garden.

The Location

Often referred to as the Garden Village of Suffolk, Yoxford is an attractive and well-connected village lying between the Suffolk countryside and Heritage Coast.

The village offers a useful range of everyday amenities, while the nearby market town of Saxmundham provides a wider selection of shops and services together with Waitrose and Tesco super-markets and a railway station.

For commuters, Darsham railway station is only a short distance away and provides services connecting through to Ipswich and London Liverpool Street.

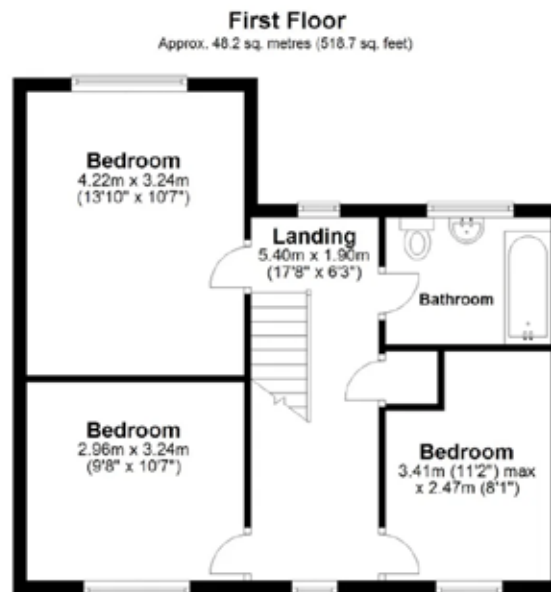
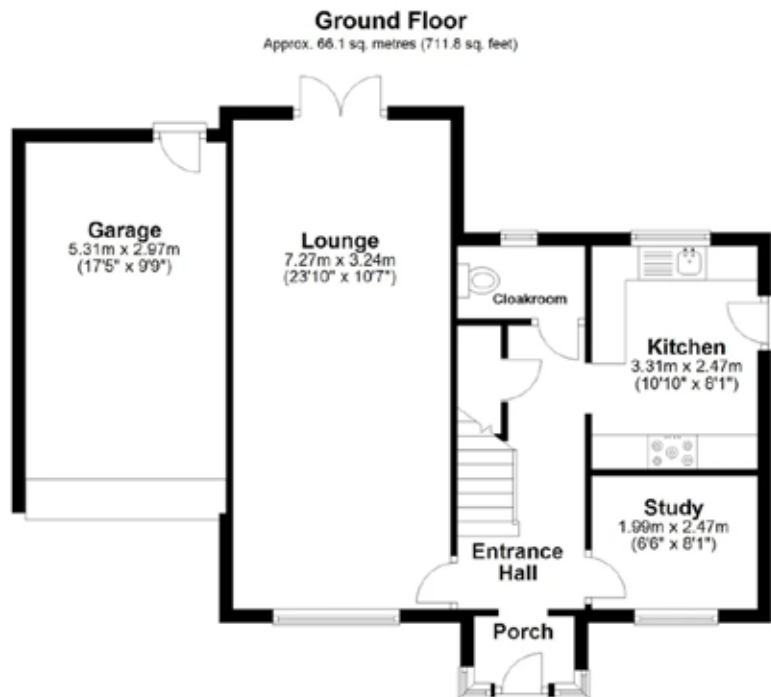
Services

Gas fired central heating.
Mains water, drainage and electricity connected.

Local Authority - East Suffolk Council.
Council Tax Band: D

EPC Rating - C





Total area: approx. 114.3 sq. metres (1230.4 sq. feet)



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