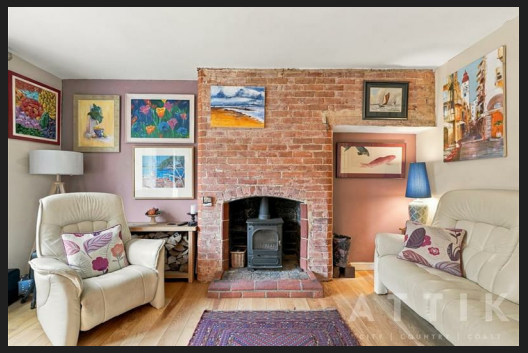
3 Groveside, High Street

Yoxford

IP17 3HT









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3 Groveside, High Street

Guide Price £300,000

The spacious and versatile two-bedroom home...
Situated in the well-served Suffolk village of Yoxford, 3 Groveside is a spacious and versatile home offering generous accommodation, excellent storage and a particularly impressive rear garden, together with two allocated parking spaces and a useful detached studio.

The property is approached across a pretty lawned front garden, with a timber entrance porch giving access into the house. Stepping inside, the entrance area provides practical space for coats and footwear before opening into a generously proportioned sitting room. A large front-facing window draws plenty of natural light into the room, while a wood-burning stove provides an attractive focal point. Useful understairs storage further enhances the practicality of the space.

From here, the accommodation flows naturally into the dining area, which has ample room for a good-sized table and leads through to the kitchen beyond. The kitchen is fitted with a range of cupboards and work surfaces, together with an integrated oven, gas hob and extractor, with space for a slimline dishwasher. A glazed door provides a lovely outlook along the garden and gives direct access outside.

Also on the ground floor is a cloakroom with WC and wash basin, together with a particularly useful additional room currently arranged as a combination of utility, office and storage space, with room for a large fridge-freezer. Its flexibility offers scope for a variety of uses and, subject to any necessary alterations or consents, could potentially provide additional ground-floor sleeping accommodation if required.

Upstairs, there are two bedrooms and the family bathroom. The principal bedroom is an excellent size, with plenty of room for a large bed and freestanding furniture as well as useful built-in storage over the stairs. The second bedroom enjoys an attractive outlook over the rear garden and comfortably accommodates a bed alongside additional furnishings. The bathroom is fitted with a WC, wash basin and large shower, while an airing cupboard provides further storage.

One of the real highlights of 3 Groveside is its wonderfully long rear garden. Extending away from the house and becoming wider towards its far end, the garden has been thoughtfully arranged into a series of individual areas, creating an appealing sense of discovery as you move through it. Close to the house is an attractive pond, while further along are established planting, raised beds and several places to sit and enjoy the surroundings. Mature trees beyond provide a leafy backdrop and contribute to the peaceful feel of the garden.

A detached studio sits within the garden and is currently used as an art studio. Insulated and supplied with mains electricity, it offers an excellent space for creative pursuits, hobbies or home working. There is also a potting shed with adjoining greenhouse and further garden storage. The garden continues beyond the present fenced area towards the river boundary, adding further interest to what is already an unusually generous outside space.

To the front of the property are two parking spaces, with additional on-street parking available nearby, while side access connects the front and rear gardens. There is also a useful bin and storage area discreetly positioned to the side of the house.

Yoxford itself is an attractive and established village in the Suffolk countryside, conveniently positioned for both the Heritage Coast and the surrounding market towns. Everyday amenities are available within the village, including shops, places to eat and local services, while schooling and medical facilities can be found both locally and in the nearby towns and villages.

For a broader range of shopping, leisure and everyday facilities, the market towns of Saxmundham and Halesworth are both within easy reach, while Framlingham is also readily accessible through the surrounding countryside. Rail connections are available from nearby Darsham, with further services from Saxmundham, providing links towards Ipswich and onward connections to London Liverpool Street.

The location is particularly well placed for enjoying the Suffolk coast, with the coastal towns and villages of Southwold, Walberswick, Dunwich and Aldeburgh all accessible for days by the sea, walking, sailing and the many restaurants, pubs and independent shops for which this part of the county is known. Yoxford therefore offers an appealing combination of village life, countryside and convenient access to the coast.

With its generously proportioned accommodation, excellent storage, flexible ground-floor space, substantial garden and highly useful detached studio, 3 Groveside represents an appealing opportunity in a sought-after part of East Suffolk.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow











GROUND FLOOR
59.9 sq.m. (645 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 92.7 sq.m. (998 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
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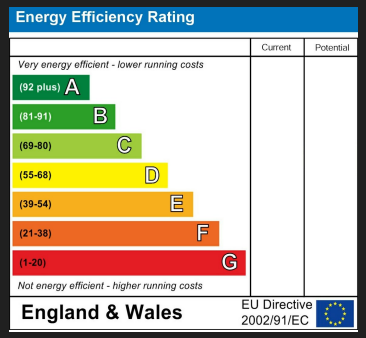
Local Authority

East Suffolk

Council Tax Band

B

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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