

JENNIE JONES

EST. 1993

ESTATE AGENTS



OAKWOOD PARK

Yoxford | Suffolk

£240,000

4 OAKWOOD PARK, YOXFORD, IP17 3JT

Darsham Railway Station – 2 miles
Saxmundham – 5 miles
Halesworth – 7 miles

- Entrance Porch ● Sitting Room ● Kitchen ● Conservatory ●
- Dining Room ● Wet Room ●
- Two Bedrooms ● Family Bathroom ●
- Enclosed Garden ● Parking ●

The Property

4 Oakwood Park is a well presented and particularly versatile home, tucked away within this established development in the popular Suffolk village of Yoxford.

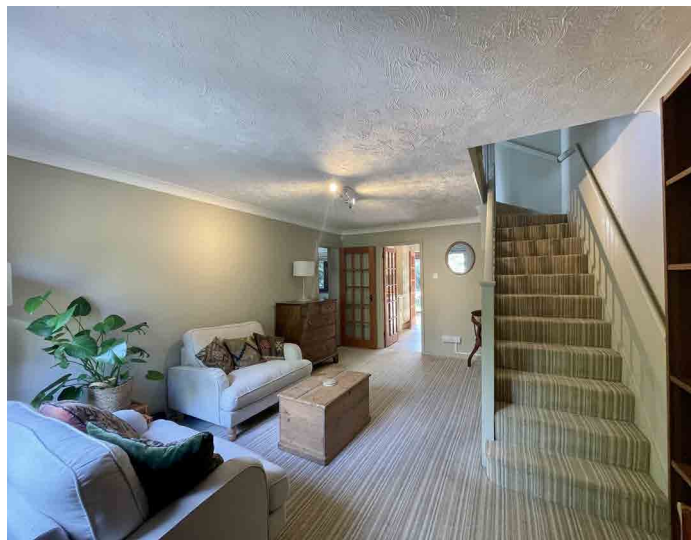
An entrance porch opens into the sitting room, a generous and comfortable reception space with a broad window bringing in plenty of natural light. The staircase rises through the room, with the space beneath cleverly providing a useful area for a desk or additional furniture.

From here, glazed doors lead towards the rear of the house, where the kitchen and conservatory work particularly well together. The kitchen is fitted with an extensive range of cream gloss cabinetry complemented by wood-effect work surfaces, providing good storage and preparation space.

Beyond, the conservatory forms a natural extension of the kitchen and is currently used as an informal dining area. Surrounded by windows and with a glazed roof above, it is a wonderfully light space with a pleasant outlook into the established rear garden and direct access outside.

Also on the ground floor is the separate dining room. Its proportions make it equally suitable as a study, snug or third bedroom, particularly given the adjoining ground-floor wet room, which has been designed with ease of access in mind.

A WELL PRESENTED AND SURPRISINGLY FLEXIBLE HOME IN THE POPULAR VILLAGE OF YOXFORD



Upstairs, the landing serves two comfortable double bedrooms. One benefits from an excellent range of fitted wardrobes extending along one wall, while the second is another good sized double overlooking the surrounding greenery.

The family bathroom completes the first-floor accommodation and is fitted with a panelled bath with shower over, wash basin with fitted storage and WC.

Outside

The rear garden is an appealing feature of the property, enjoying a good degree of privacy from established trees, shrubs and mature planting.

A pathway leads from the conservatory through the garden, with an area of lawn surrounded by established borders and greenery. It has a pleasantly secluded feel. The property also benefits from a garage.

The Location

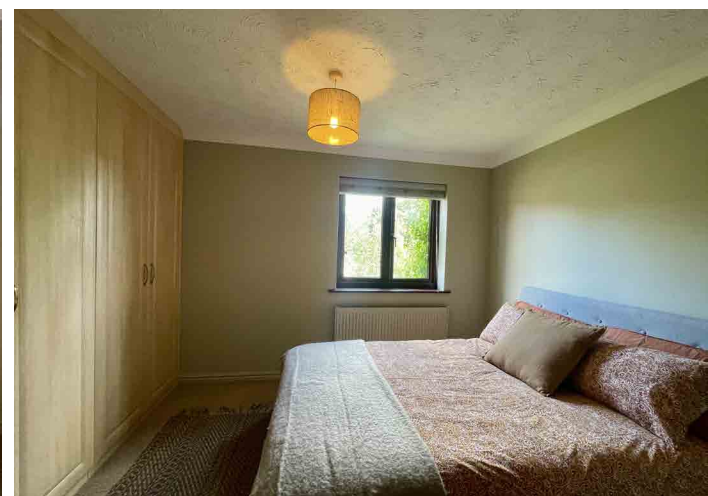
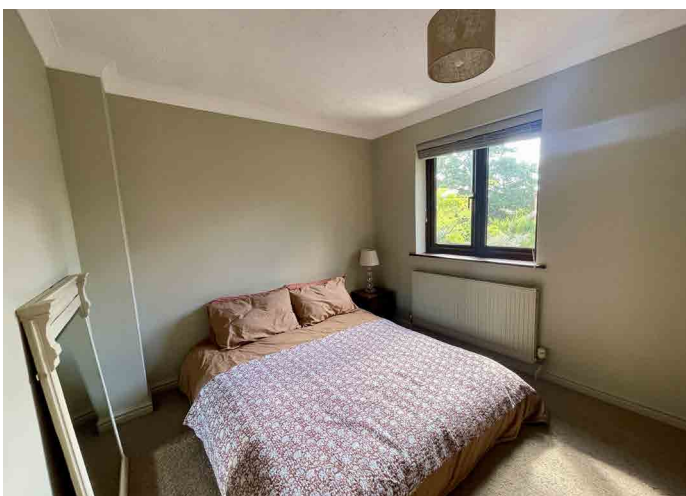
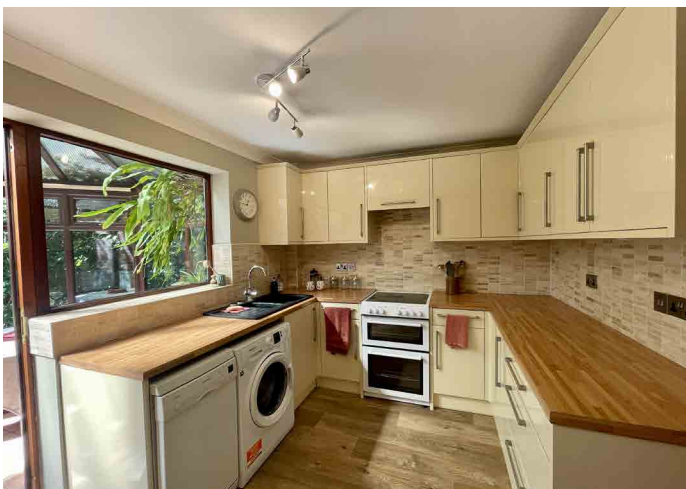
Yoxford is an attractive and well-connected Suffolk village. The village offers useful everyday amenities while its position makes it particularly convenient for exploring this part of East Suffolk. Saxmundham provides a wider range of shopping facilities together with a railway station offering services towards Ipswich and London Liverpool Street, while the coastal towns of Aldeburgh and Southwold are both readily accessible.

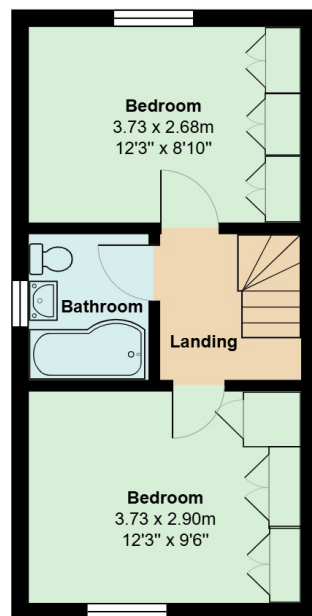
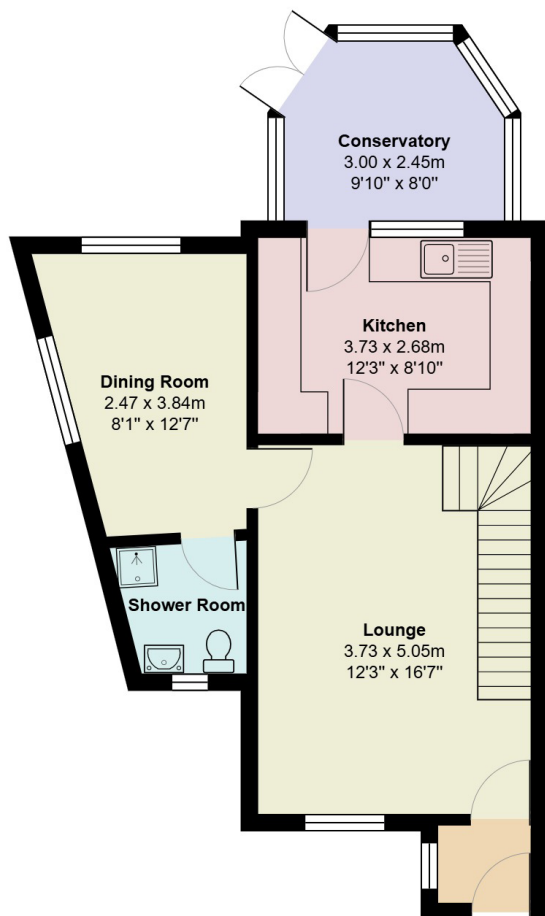
The surrounding countryside is one of the area's great attractions, with destinations including Dunwich, RSPB Minmere and Snape Maltings all within easy reach.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating via radiators.

Local Authority - East Suffolk Council. Council Tax Band B
EPC Rating - C





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