

Flick & Son

Coast and Country



Yoxford ,

Rent: £1,250 PCM,

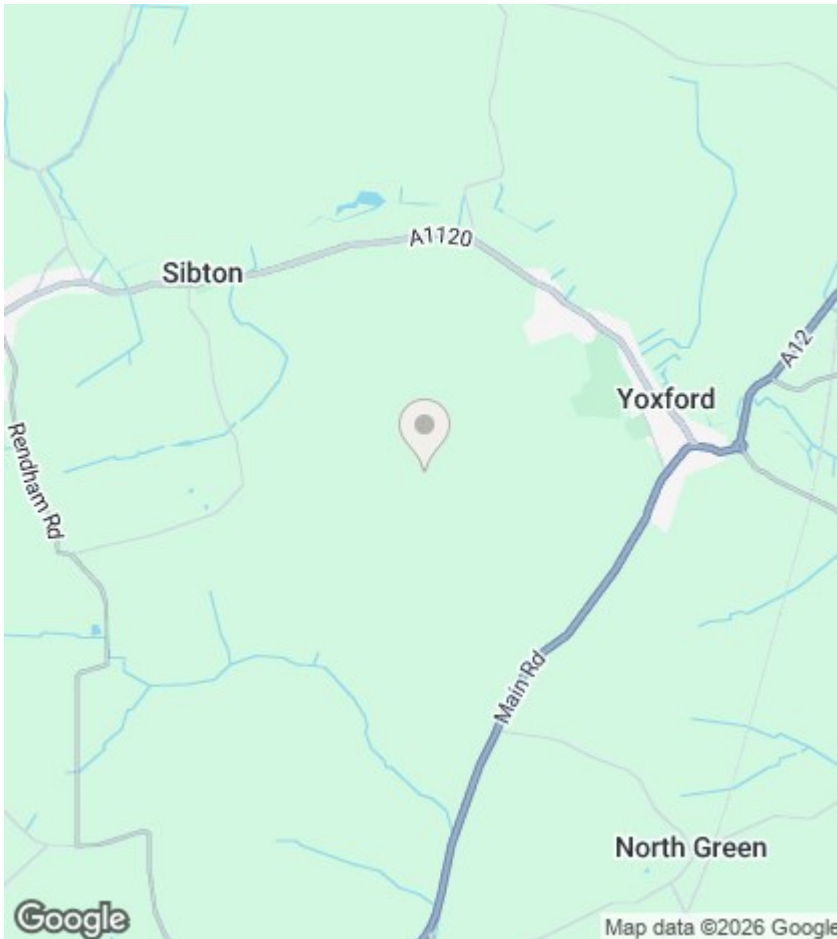
Council Tax: Band C

- Rural, yet accessible location
- Country-style kitchen/diner
- Large garden
- EPC: D
- Pets considered

- Stunning countryside views
- Three bedrooms
- Ample driveway parking
- Holding deposit: £288.46

High Street, Saxmundham, Suffolk, IP17 1AB
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

DESCRIPTION

Flick & Son are pleased to offer for rent this wonderful three bedroom semi-detached home with stunning views, situated in a rural position close to the popular village of Yoxford.

ACCOMMODATION

Through the front door you are greeted into a spacious entrance hall complete with beautiful flag-stone floor. To the right hand side you find the light and airy sitting room with views over the fields to the front of the property. To the rear of the entrance hall you find the gorgeous country-style kitchen with integrated appliances (Rangemaster five plate ceramic hob and double oven with separate grill, fridge, freezer, slimline dishwasher, and washing machine). The kitchen also provides space for a dining table.

Upstairs to the front of the property is the master bedroom benefitting from far-reaching views over the fields - a truly fabulous outlook to wake up to each morning! There is a further double bedroom overlooking the rear garden, along with a single bedroom located to the front. The upstairs accommodation is completed with a modern bathroom with shower over bath.

Outside to the rear there is a patio area which is the perfect spot for alfresco dining during the warmer months and a large garden with views of the countryside beyond. To the front there is a private driveway providing ample parking.

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

The water is supplied via a private borehole supply from Wolsey Farm and the property also benefits from a recently installed small sewerage treatment plant.

LOCATION

The property is situated on a quiet, no-through lane, surrounded by fields, but only a three minute drive into Yoxford

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford 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, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

AVAILABILITY

The property is available from 8th November 2024 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,442.30

Pets considered. Sorry, no smokers.

Please note that the wooden log cabin is not included in the let.

VIEWINGS

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

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