Flick & Son
Coast and Country







Yoxford,

£2,750 PCM

- Beautiful character home
- Three further bedrooms
- EPC: D
- Ample reception space
- Walled garden
- Holding deposit: £634.61
- Master bedroom with ensuite
- Double garage & parking
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773
lettings@flickandson.co.uk
www.flickandson.co.uk

Yoxford

A beautifully renovated character four bedroom home located in the popular, well-connected village of Yoxford.
GFCH. EPC D.

4 2 4 D

Council Tax Band: F





DESCRIPTION
Flick & Son are pleased to offer for rent this beautifully renovated character four bedroom home located in the popular, well-connected village of Yoxford.

ACCOMMODATION
The ground floor of this stunning home opens into a grand and welcoming entrance hall that immediately establishes the home's sense of space. To one side sits a dual-aspect living room centered around a cosy fireplace with double doors to the garden. Across the hall, a formal dining room serves as the central hub of the home, linking the entrance area to a bright and spacious kitchen and breakfast room. This kitchen features a characterful bay window and direct access to the garden. Tucked away at the rear, a sun-soaked garden room flows seamlessly into a charming conservatory creating an ideal oasis for relaxation. The ground floor is completed by highly practical additions, including an inner hallway leading to a downstairs cloakroom and a rear porch that serves as a perfect boot room.

Moving upstairs, a generous landing leads to four excellent double bedrooms and bathroom facilities. The sprawling master bedroom suite is a standout feature, complete with built-in storage and a dedicated private ensuite shower room. Two further spacious double bedrooms also benefit from integrated wardrobe space, while the fourth versatile bedroom could easily double as a home office. A well-sized, centrally located family bathroom serves the remaining bedrooms.

Outside to the rear a charming walled garden offers a private outdoor sanctuary, beautifully landscaped with mature shrubs and vibrant floral borders. The property also has the added benefit of a double garage and off-street parking.

The property is heated by gas fired central heating. It has an EPC rating D.

LOCATION
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.

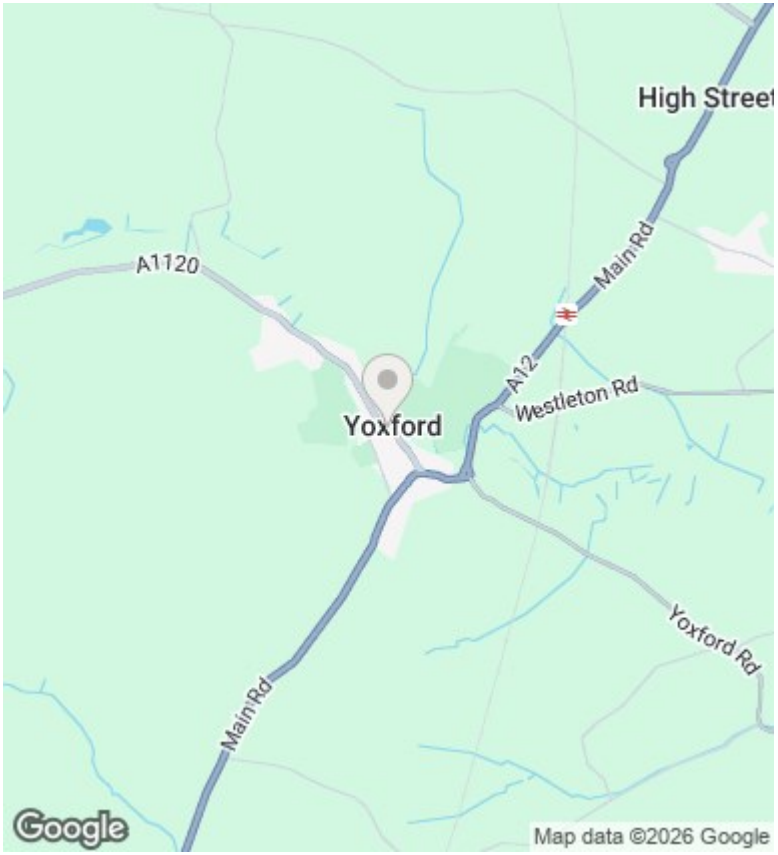
AVAILABILITY
The property is available from 3rd July 2026.

Council Tax: Band F
Deposit required: £3,173.07

Sorry no smokers.

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



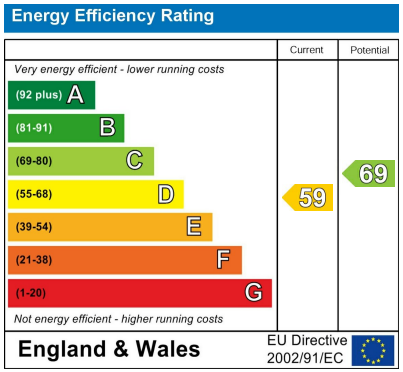


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

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