



Yoxford, Suffolk

Guide Price £550,000

- Beautifully Presented
- Kitchen/Dining Room
- Double Garage
- EPC - D
- Detached Character Cottage
- Two Reception Rooms
- Workshop/Hobby Room
- Excellent Condition Throughout
- Three Bedrooms
- Private Garden

Little Street, 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.



Council Tax Band: D



DESCRIPTION

Presented in immaculate condition and having been significantly improved by the current owner whilst retaining great charm and character, the accommodation features an L-shape kitchen/dining room, sitting room with fireplace and wood burning stove, garden sitting room with bi-fold doors opening on to the secluded cottage garden. The study doubles as a ground floor bedroom with ensuite. On the first floor there are two well-proportioned bedrooms and a bathroom. Outside a shingle driveway provides off-road parking and access to the double garage with large attached workshop/hobby room which has the potential to be convert to further accommodation. A hedgerow screens the garden from the driveway. A delightful cottage garden, with fine views of the adjoining countryside, laid to lawn interspersed with planted borders and brick paved pathways leads to a paved terrace adjacent to a potting shed.

ACCOMMODATION

KITCHEN/DINING ROOM

Fitted with shaker style range of base and wall cupboards, wood block work surfaces, inset single drainer 1 ½ bowl sink unit with mixer tap. Fitted gas/electric range cooker with tiled splash back and cooker hood. Concealed fridge/freezer, dishwasher and washing machine. Windows and roof light., composite oak flooring continues into the porch with entrance door to the driveway and dining area with windows overlooking the garden.

SITTING ROOM

Inglenook fireplace with inlaid timber bressummer, pamment tiled heath and wood burning stove. Fitted cabinet and shelves to one side. Window overlooking the garden. Enclosed staircase to first floor.

GARDEN SITTING ROOM

Windows and Bi-fold doors opening to the garden. Vaulted ceiling and fitted book shelves.

STUDY/BEDROOM 3

Tiled floor. Entrance door. Window overlooking the garden.

ENSUITE

Opaque window. Suite comprising hand basin and WC.

FIRST FLOOR LANDING

Tongue & groove panelling. Fitted wardrobe and airing cupboard.

BEDROOM

Fitted wardrobes,. Window overlooking the garden and Yox valley.

BEDROOM

Fitted wardrobe and airing cupboard. Tongue & groove panelling. Gable windows overlooking the garden and Yox valley.

BATHROOM

White suite comprising panel bath with mixer tap and shower, separate shower cubicle, hand basin and WC unit with storage. Window and heated towel rail.

AGENT NOTE

<https://check-long-term-flood-risk.service.gov.uk/risk>

Flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

High risk means that this area has a chance of flooding of greater than 3.3% each year. The vendor has advised the additional land drainage has been added to mitigate the flood risk.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20375/RDB.

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.

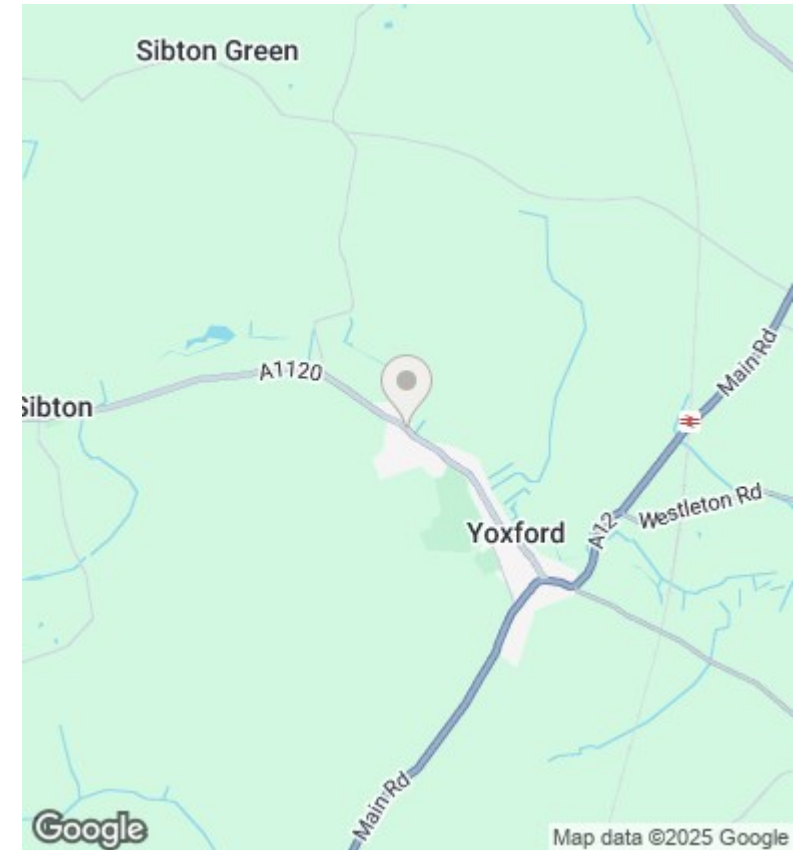






TOTAL FLOOR AREA : 158.2 sq.m. approx.

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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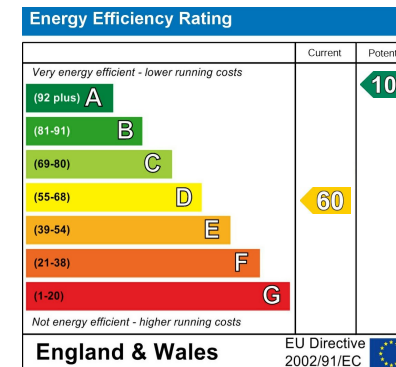


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

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.



Energy Efficiency Rating

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