



## Yoxford, Saxmundham

Guide Price £275,000

- No Onward Chain
- Countryside Views
- Kitchen/Diner Opens to Garden
- Three Bedrooms
- Large Rear Garden
- Oil Fired Central Heating
- Popular Village
- Wood Burning Stove
- EPC - D

# Strickland Manor Hill, Yoxford

Offered for sale with no onward chain is this individual semi-detached house with countryside views. 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: C



## DESCRIPTION

An individual semi-detached house standing in an elevated position enjoying countryside views to both front and rear, situated at the edge of this sought after East Suffolk village. Set well back from the road, a shared shingle driveway leads to the front of the property providing off road parking/turning space. To the rear is a generous sized garden, laid to lawn with a wealth of shrubs, green house and garden shed. The garden backs onto open fields with far reaching countryside views. The accommodation with LPG central heating and a wood burning stove features:

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor. Staircase rising to the first floor.

### CLOAKROOM

Suite comprising corner hand basin and W.C. Window to side elevation.

### LIVING ROOM

A double aspect room with casement doors opening to the rear garden, wood floor and inglenook style brick fireplace with timber bressummer and wood burning stove.

### KITCHEN/DINING ROOM

Base and wall cupboards, wood block work surfaces and butler sink unit. Cupboard housing oil fired central heating boiler. Casement doors open to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM

Window to front elevation with countryside view.

### BEDROOM

Window to rear elevation with far reaching countryside view.

### BEDROOM

Window to rear elevation with far reaching countryside view.

### BATHROOM

Suite comprising panel bath, hand basin and W.C.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently C.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### VIEWING ARRANGEMENT

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

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777 Ref: 20740/RDB.

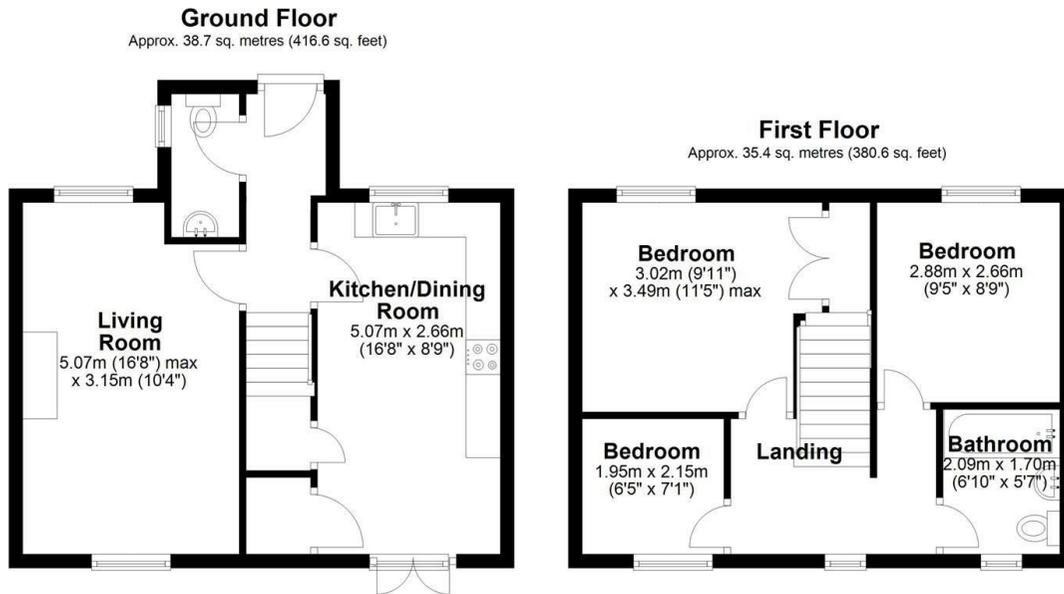
### FIXTURES & FITTINGS

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

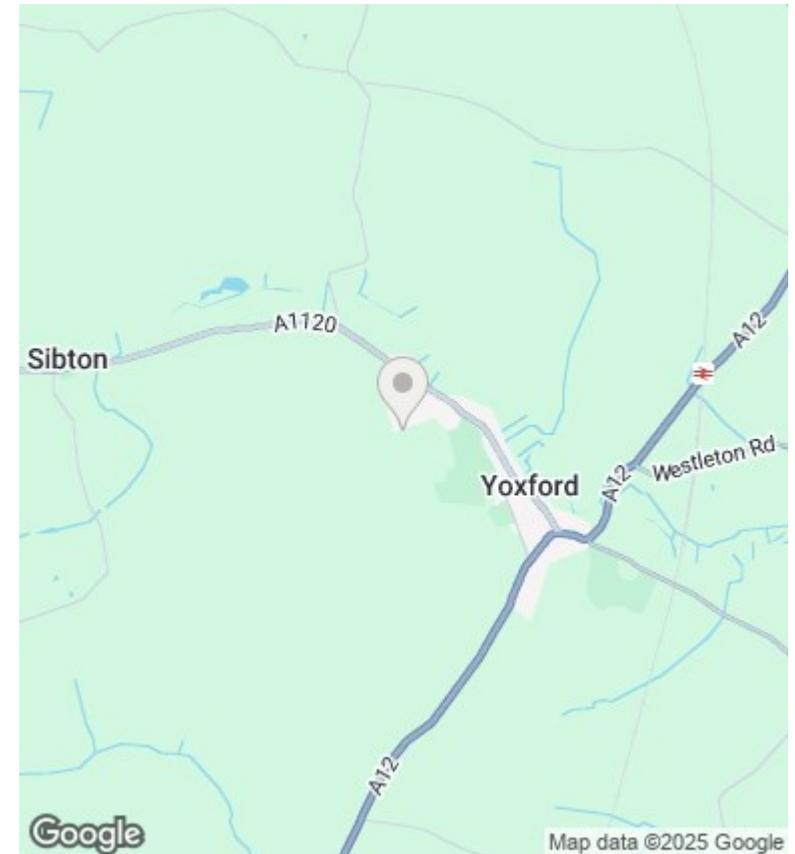
good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does 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 area: approx. 74.1 sq. metres (797.2 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)