



## Yoxford, Saxmundham

Guide Price £535,000

- No Onward Chain
- Ensuite to Principal Bedroom
- Secluded Garden
- Four Bedrooms
- Countryside Views
- Air Source Under Floor Heating & Double Glazing
- Garage & Parking
- Open Plan Kitchen/Living Area
- EPC - C

# Middleton Road, Yoxford

A contemporary detached three storey family home of outstanding design, enjoying far reaching countryside views over the Yoxford valley. Situated just off the B1122, the eastern approach to the village 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: F



## DESCRIPTION

A stunning contemporary detached three storey family home of outstanding design, enjoying far reaching countryside views over the Yoxford valley. The flanking walls and roof are clad with hand made clay tiles, while the gables are white timber lapboard with symmetrical windows lighting the internal accommodation. Tucked in a secluded corner of the close and set well back from the road this fine home stands out from its neighbours having a larger garden, driveway and garage. Hopton Yard is a small cluster of four homes which share this award winning design. Access to Hopton Yard is via a private road with No.3 tucked in the corner. A blocked paved driveway provides ample parking and access to a detached single garage. The gardens are laid to lawn with paved patio area partly screened by beech hedging, to one side is a hot tub and slide! A highly efficient home with air source heating, under floor to the ground floor and double glazing, is beautifully presented throughout and is the ideal 21st Century family home.

## ACCOMMODATION

### ENTRANCE HALL

Window to side elevation.

### CLOAKROOM

White suite comprising wall hung hand basin and W.C. Wall tiling, recessed shelves and integrated mirror.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

A large triple aspect room comprising the majority of the ground floor and divided into kitchen/dining room, fitted with a range of base and wall cupboards, polished stone work surfaces with upstands, integrated sink unit. Fitted appliances include electric oven and hob with stainless steel cooker hood. Concealed fridge, freezer and dishwasher. Bi-fold doors open to the front patio screened by beech hedgerow. A tiled floor continues into the living area with wide window to the rear elevation and wood burning stove.

### HALLWAY

Hardwood staircase rising to the first floor. Glazed side entrance door.

### UTILITY ROOM

Large utility cupboard with wood block work surface, single drainer sink unit, storage cupboard and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor. Window to side elevation. Wood floor with continues in to the sitting room.

### SITTING ROOM

Large picture window affording a fine countryside view.

### BEDROOM

Window to front elevation with window seat and built in wardrobes to either side.

### ENSUITE

Floor and wall tiling. Opaque window. White suite comprising walk in shower, wall hung basin and W.C.

## SECOND FLOOR

### LANDING

Built in storage cupboards.

### BEDROOM

Window to rear elevation with far reaching countryside view.

### BEDROOM

Window to front elevation.

### BEDROOM

Window to front elevation.

## BATHROOM

Floor and wall tiling. Opaque window. White suite comprising panel bath with shower, wall hung basin and W.C.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently F.

## SERVICES

Mains water and electricity.

## VIEWING ARRANGEMENT

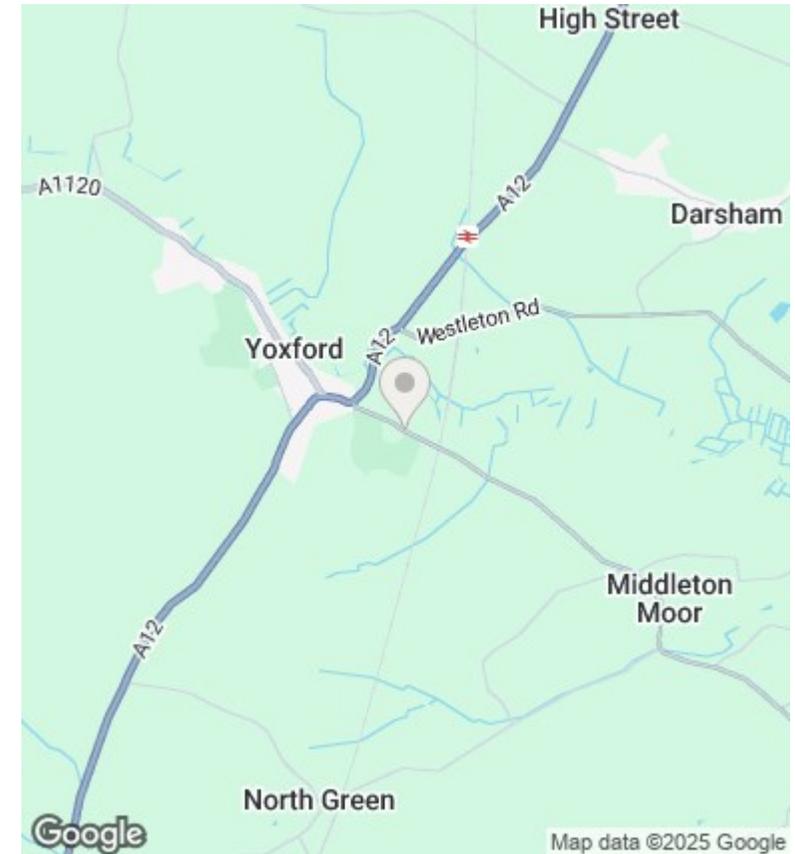
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20675/RDB.

## 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.







### 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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)