



Yoxford, Guide Price £600,000

- Elegant detached period home with classic symmetry
- Spacious kitchen/breakfast room with bay window and range cooker
- Four generous bedrooms, including principal suite with en suite
- Beautiful original features including staircase and fireplace
- Characterful scullery, cellar access, and practical utility space
- Private garden, patio, and off-road parking for multiple vehicles
- Impressive living drawing room with high ceilings and feature fireplace
- Flexible living with cosy sitting/playroom and ground floor facilities
- EPC -

Yoxford

An Elegant detached home in the village of 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: B



DESCRIPTION

Holly House is a particularly elegant detached residence, believed to date from the mid-19th century, showcasing pale brick Flemish bond elevations beneath a shallow-pitched and hipped slate roof. The property is beautifully balanced, with large, symmetrical sash windows that flood the principal rooms with natural light and enhance its classic period charm.

Set back from the road behind a lawned front garden, a central pathway bordered by box hedging leads to the front door, complete with a fanlight above. Inside, a gracious entrance hall welcomes you, featuring the original staircase and a wealth of character details, including a traditional push-and-pull doorbell and a charming gas lamp in the sitting room.

The drawing room is an elegant, well-proportioned space with high ceilings and an impressive fireplace, ideal for both entertaining and relaxing seamlessly connects to the rear sitting/playroom. Opposite, the spacious kitchen/breakfast room offers a warm and practical heart to the home, with a bay window fitted with shutters, fitted cabinetry, integrated fridge and plumbing for dishwasher, generous work surfaces, and a range cooker, complemented by open shelving.

Beyond the kitchen lies the original scullery, retaining its cast iron range, along with a larder cupboard, access to the cellar, and a connecting door to the bathroom. To the rear, a cosy sitting/playroom features a brick open fireplace and built-in storage, with further access to a laundry room with ample storage and cupboard housing a gas fired combi boiler about 2 years of age, which also connects to the ground floor bathroom and

separate WC. A delightful rear porch opens from the laundry room into the garden.

Upstairs, the first-floor landing with linen cupboard leads to four well-proportioned bedrooms. The principal bedroom is particularly attractive, with a cast iron fireplace, built-in wardrobes, and with steps leads to a spacious en suite shower room featuring a large walk-in shower and storage cabinetry. A second bedroom overlooks the front and benefits from extensive built-in storage, while two further bedrooms accessed by steps in each room also include fitted wardrobes. A family shower room completes the accommodation.

Outside, a shared access road leads to a private shingle parking area with space for multiple vehicles. A gate opens into the secluded rear garden, mainly laid to lawn and bordered by mature shrubs, with a paved pathway and patio area providing an ideal setting for outdoor dining and relaxation also leading to an attache store with electric supply.

TENURE

Freehold

OUTGOINGS

Council Tax band currently B

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

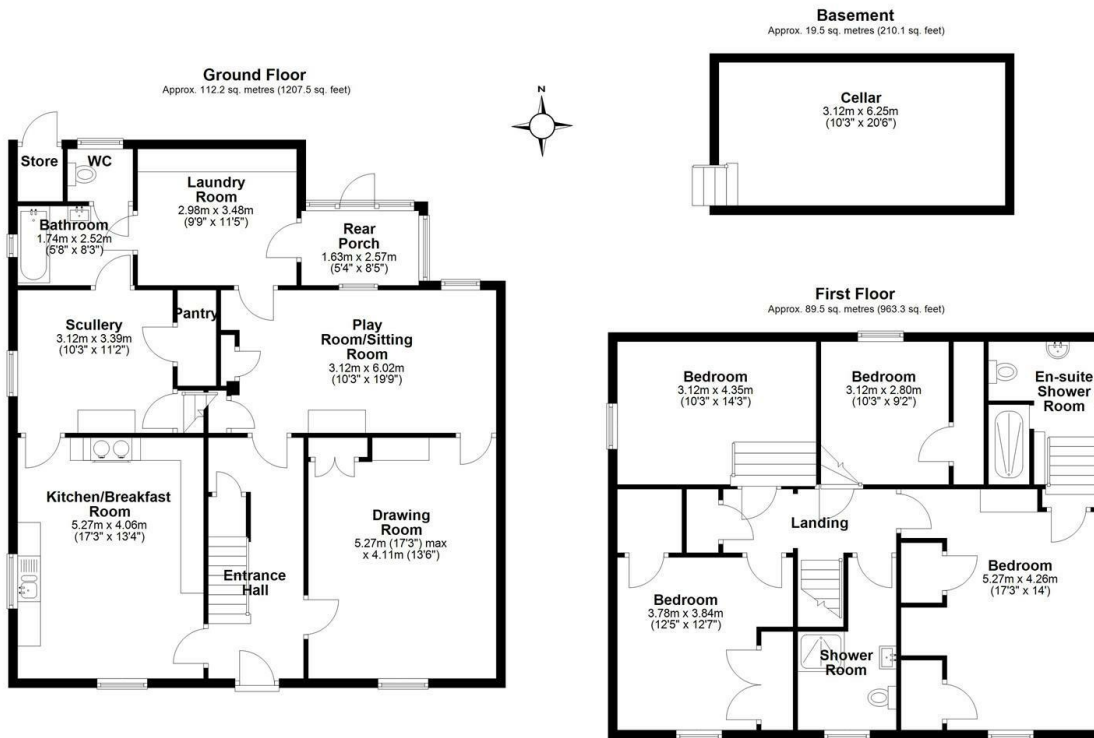
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21093/RDB.

FIXTURES AND FITTINGS

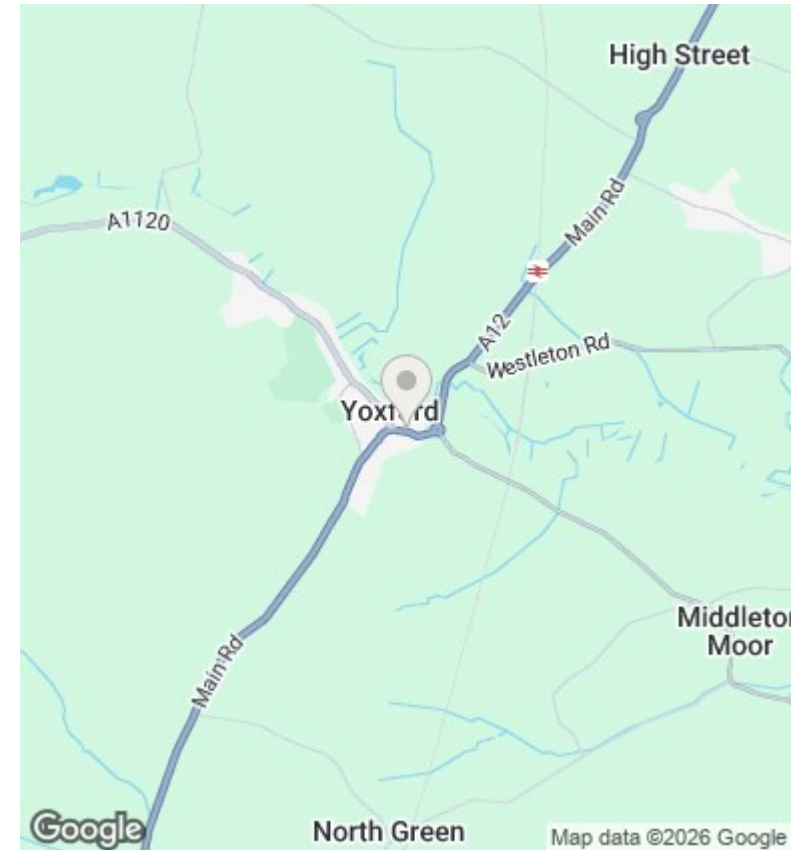
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Total area: approx. 221.2 sq. metres (2380.9 sq. feet)



Conveyancing, Surveys & Financial Services

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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		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(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