

EST.  1993

JENNIE JONES

ESTATE AGENTS



White Cottage, Old High Road, Yoxford, Suffolk, IP17 3HL.

GUIDE PRICE

£395,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; SNUG; STUDY; DINING ROOM; KITCHEN; UTILITY ROOM; CLOAKROOM; BOOT/STORE ROOM; GARDEN ROOM; THREE BEDROOMS; FAMILY BATHROOM; LARGE FRONT AND REAR GARDEN.

IN NEED OF UPGRADING AND REFURBISHMENT. NO ONWARD CHAIN

THE PROPERTY

An attractive detached character property in a good location, close to all amenities. The property would benefit from some upgrading and refurbishment to all areas. Main benefits include light and airy rooms, some double glazing and gas fired central heating. The accommodation comprises an entrance door beneath a covered verandah which opens to the entrance hall with window to front aspect, under stairs recess and stairs to the first floor. The sitting room has a window to the front aspect, feature open fire with surround, radiator and opening to the snug. Window to rear aspect and radiator, door opening to the study with windows to front and side aspects and radiator. The dining room has windows to the front and side aspects, radiator and opening to the kitchen. The kitchen has windows to the rear and side aspects, a range of painted base units with wood worksurfaces and an inset sink with mixer tap. There is a range style cooker, built in shelved cupboard, space for fridge/freezer, pamment flooring and a radiator. Beyond the kitchen is an inner hallway that gives access to a boot/store room with windows to the rear and radiator and a cloakroom with small window to the rear, toilet and washbasin. A glass covered lobby with doors to each side acts as a utility room with base unit, sink, plumbing for washing machine and a quarry tiled floor. From the lobby you enter the garden room with windows to three aspects and French doors opening to the garden and radiator. Stairs from the entrance hall lead to the landing with loft access hatch, walk in boiler room with window, gas boiler, water tank and shelving. Bedroom one has a dormer window to the front aspect, feature brick fireplace and radiator. Bedroom two has dormers to the front and rear and radiator. The third bedroom has a dormer to the front, window to the side, built in cupboard, brick fireplace, radiator and eaves storage. The family bathroom comprises a walk in shower, roll top bath, toilet, wash basin, built in shelved cupboard and a window to the rear. The front garden is mainly gravel creating a wide driveway. There is an area of lawn, mature trees and shrubs. The enclosed large rear garden can be accessed from either side of the property. Mainly lawn with borders containing shrubs and a timber garden storage shed.

LOCATION

Yoxford is known as the garden village of Suffolk and is well located for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. This pretty village has a general store, two public houses, antique and bric a brac shops and primary school. Yoxford offers easy access to the main London to Great Yarmouth road and the railway station at Darsham provides a regular service to London (Liverpool Street) in about two hours. More extensive shopping facilities can be found at the market town of Saxmundham (about 4 miles) which has Waitrose and Tesco supermarkets. Yoxford lies about 5 miles from the East Suffolk coast and as well as many walks and cycle routes attractions of the area include the RSPB bird sanctuary at Minsmere and golfing and sailing at the historic coastal towns of Southwold and Aldeburgh - the latter being home to the internationally famous music festival with a year round programme of events centred on the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk District Council, Council
Offices, East Suffolk House, Station Road,
Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = D

SERVICES:

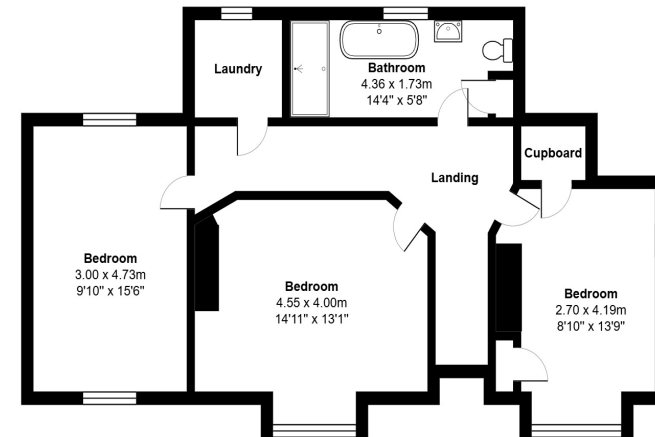
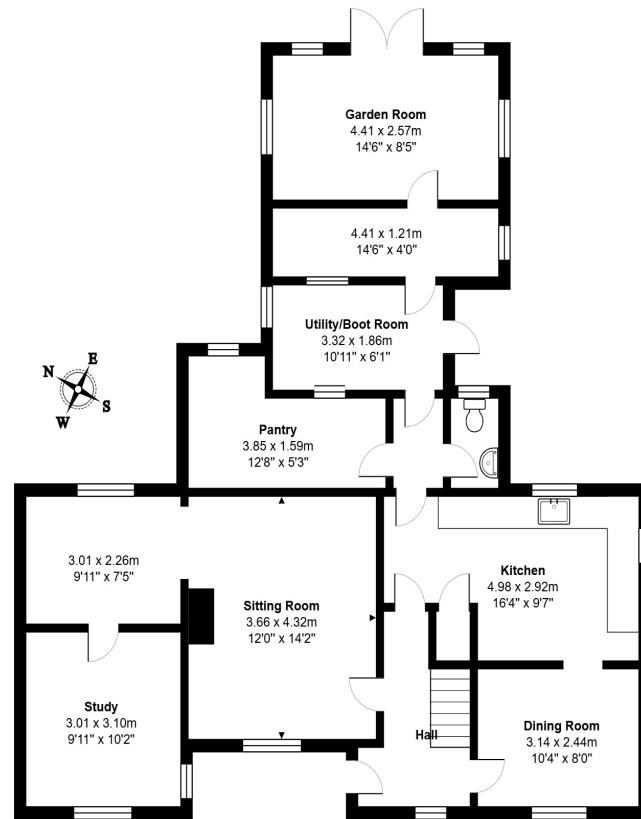
We understand that mains water,
electricity and drainage are connected.
Heating by gas fired boiler.

TENURE: Freehold

VIEWING

By appointment through Jennie Jones
Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = E



Total Area: 167.4 m² ... 1802 ft²

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









