

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**Wolsey Ford Villas, Yoxford IP17 3JF**

**Guide Price**

**£415,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; LIVING ROOM; KITCHEN/DINING ROOM;  
LANDING; THREE BEDROOMS; BATHROOM: GARDENS; OFF ROAD PARKING: ANNEXE/STUDIO**

### **THE PROPERTY**

1 Wolsey Ford Villas is a semi detached family home occupying an idyllic location towards the end of a quiet no through road and having stunning views of surrounding farmland, notably from the upper floor. The property has been updated and refurbished by the current owner and is presented in immaculate order with bright and airy accommodation over two floors. The property benefits from sealed unit double glazing and central heating is provided by a modern heat pump with radiators throughout the property - currently occupied as a full time home 1 Wolsey Ford Villas would be worthy of consideration as a wonderful holiday retreat and to appreciate the property and it's location earliest viewing is strongly recommended.

The entrance hall has a stone floor and stairs to the first floor and gives access to the sitting room which has a timber floor, rural views from a bay window and there is a fireplace with logburner. The kitchen dining room is dual aspect with double doors to the rear garden and has a good range of fitted units with worksurface having stainless steel sink with double drainer inset. Built in dishwasher and fridge and freezer. Rangemaster cooking range with hood over, understair cupboard. The first floor has a landing and three bedrooms (two doubles and a single) all with wonderful views and the bathroom has a 'P' shaped bath with overbath shower, shower screen, wash basin and WC. The property occupies a good sized plot with ample off road parking at the front and behind is a patio, ideal for sitting out with the garden being laid to lawn with large timber garden shed. A great feature of the property is the spacious seperate timber annex which has it's own cloakroom and would seemingly make an ideal office/workshop/treatment room.

### **LOCATION**

Yoxford is known as the garden village of Suffolk and is well located for easy access to both the Dunwich forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. This pretty village has a general store, a deli/cafe, 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

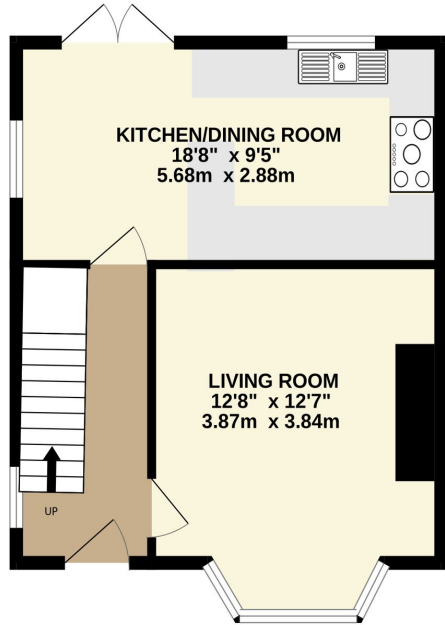
**COUNCIL TAX BAND: C**

**SERVICES**  
 Mains electricity and water (supplied via Wolsey Farm) are available to the property. Drainage to sewage treatment plant. Central heating via a heat pump with radiators throughout the property.

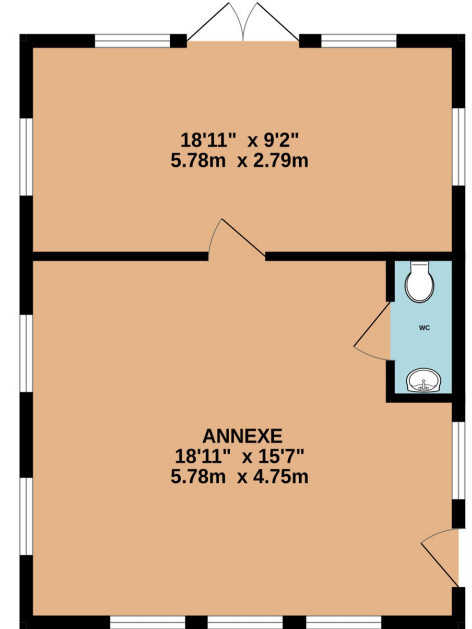
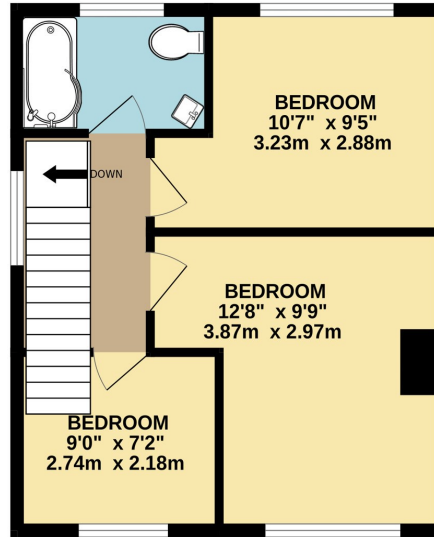
**VIEWING**  
 By appointment through Jennie Jones Estate Agents Tel: (01728) 605511.  
 email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: D**

GROUND FLOOR  
 417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
 876 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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