

EST.  1993

JENNIE JONES

ESTATE AGENTS



5 Cullcott Close, Yoxford, Suffolk, IP17 3GZ

GUIDE PRICE

£449,950

SUMMARY OF THE ACCOMMODATION

**ENTRANCE PORCH; ENTRANCE HALL; SITTING ROOM/DINER; KITCHEN;
STUDY/BEDROOM 4; CLOAKROOM
LANDING; THREE BEDROOMS; FAMILY BATHROOM;
ATTRACTIVE LANDSCAPED GARDEN; SINGLE GARAGE**

THE PROPERTY

A spacious detached family residence situated in a small cul-de-sac with easy access to Yoxford village, all local amenities and the Heritage Coast. The accommodation comprises a front door to a porch which opens to the entrance hall with understairs storage cupboard, stairs to first floor accommodation and door to the sitting room/dining area. A double aspect room with double glazed window to the front and French doors opening to the rear garden. There is a study which could be used as a fourth bedroom and a cloakroom with low level wc and washbasin. The kitchen is well appointed with base and wall mounted units with work surfaces over. There is a stainless steel sink with mixer tap, space for electric and gas range cooker with hood over, fitted fridge and freezer and a cupboard concealing the wall mounted gas fired boiler for central heating and hot water. A double glazed door to the side gives access to the garden. To the first floor is the landing with built in airing cupboard and doors to the bedrooms. There are three bedrooms which are all double size and a family bathroom with a white suite comprising a bath with shower attachment, low level wc, washbasin and underfloor heating. To the outside front is a drive which leads to the single garage, with power, lighting and personal door to the rear. To the side of the garage is a useful covered storage area for garden tools and equipment. The attractive rear garden is enclosed and has been landscaped to provide an area of lawn, paved patio and raised flower beds to the rear.

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

COUNCIL TAX BAND= D

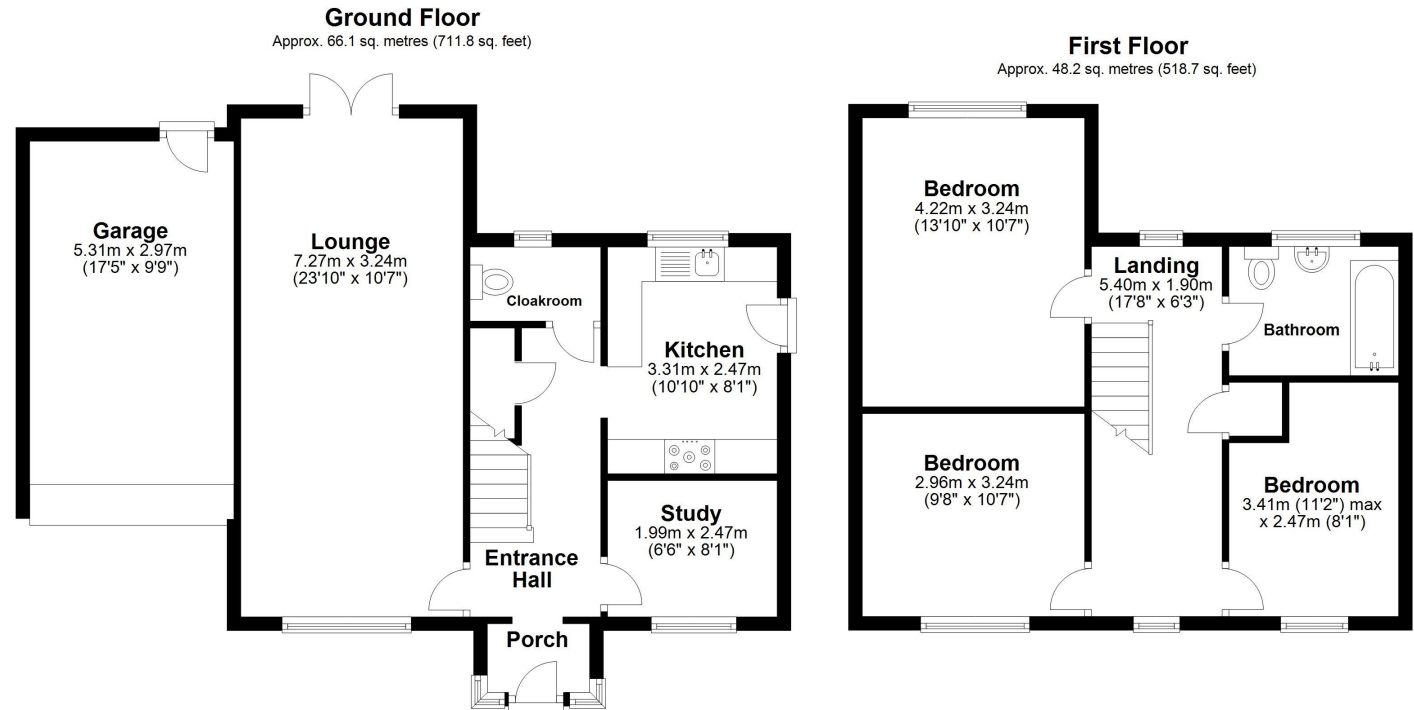
SERVICES: Mains water, electricity and drainage are connected. Heating is by gas fired boiler.

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = C



Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

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.









