



'Fantastic Village Home'  
Nuttery Vale, Hoxne, Suffolk | IP21 5BB

# WELCOME



This splendid family home provides abundant space for all your requirements. Impeccably maintained, it features a spacious kitchen / diner, two ensuite bathrooms, a principal bedroom with dressing area, a double garage and a generous garden. Delivering superb views of the surrounding countryside, this home is conveniently located just a short stroll from the heart of the stunning village centre.







- A beautiful four-bedroom detached family home
- Approximately 0.3 of an acre plot (stms)
- Exceptional views and direct access to the surrounding countryside
- Two en suite bathrooms
- Fantastic principal bedroom with ensuite and dressing area
- A double garage and parking for multiple cars
- A short walk to the centre of beautiful village of Hoxne
- A spacious 1400 square feet of living space
- A large and social kitchen diner
- A fantastically spacious family property

The current owner was initially drawn to this superb property because of its location. Set on the outskirts of the sought-after village of Hoxne, within an exclusive cul-de-sac of only nine properties, its appeal is enhanced by its idyllic surroundings. "It's a joy to observe the changing seasons across the farmland from the kitchen window," the owner says, emphasising the property's charm.

Despite its rural setting, convenience is not sacrificed. A brief stroll from the property lands you in the heart of the village. "There's a footpath behind the house, primarily used by neighbours, which provides a scenic route into the village." He explains.

The entrance to the property is via a porch which provides a useful transitional space to stow away coats, jackets and shoes. This opens into a wide hallway, where stairs ascend to the first floor. A spacious downstairs toilet with handbasin can be found to the right. Oak-faced flooring extends through the hallway and into the sitting room.

The generously proportioned sitting room has been fitted with a welcoming multi-fuel burner, complemented by a robust bressummer mantel - a cosy addition installed by the current owner. The room is wired for five speaker surround sound - so you can create cinema-worthy movie nights should you wish to take advantage of this feature.

A large L-shaped conservatory adjoins the sitting room and spans the width of the property. The current owner replaced the original roof with a solid, insulated version, allowing this versatile room to be used all year. A set of cabinets with worktops have also been fitted to convert a section of the conservatory into a utility space that houses a washing machine and dryer.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















The large kitchen / dining room was designed with family living in mind. The open-plan arrangement improves the social aspect of meal preparation by allowing family members to chat while cooking together. Currently configured with the kitchen at one end and the dining area at the other, installing a dividing wall is a simple solution for those preferring distinct rooms.

The kitchen exudes homely cottage charm, with pale blue Shaker-style cabinets, classic cup handles and Quartz worktops. Under-cabinet lighting not only illuminates the workspace for food preparation but also contributes to the homely ambiance.

The first floor has four spacious bedrooms. The captivating views of the picturesque countryside from the back bedrooms command attention.

The main bedroom has an ensuite shower room with a corner shower cubicle and a stylish vanity unit. A covetable walk-in dressing room provides ample storage for clothing and other items. The second-largest bedroom has its own ensuite bathroom with over-bath shower and screen - perfect for visiting guests or older children. A large vanity unit with plenty of under-sink storage completes this room.

Two further bedrooms are located at the back of the property and provide not only comfortable accommodation but wonderful views of the surrounding countryside. Concluding the first floor, the family shower room is a tastefully tiled room, with spacious rectangular shower tray, WC and a sink with integrated vanity unit.

“The loft space is accessed via a drop down ladder on the landing and offers the possibility of conversion to additional accommodation due to its construction having roof trusses without intrusive low cross bracing”.

The rear garden is particularly large and laid mostly to lawn - stretching round behind the neighbouring garden in an L-shape.

There is plenty of scope to create your dream garden here, or to expand on the current owner's homegrown produce. He notes, “The garden is very productive; we have grapes on the pergola, apple trees and a plum tree, as well as raspberry plants that produce a good crop every year.” The large greenhouse certainly provides an excellent resource to assist with this.

There is a spacious patio extending from the back of the property, which offers the perfect spot to relax and enjoy a drink on a warm day. The owner also keeps a few chickens and will be leaving the chicken run should you wish to continue this pastime.

A gate at the back of the garden leads to the public footpath, which is ideal for leisurely walks with the dog or a stroll into the village. The garden also features a large natural pond that is safely fenced off and serves as a home for ducks every spring.

Two five-bar gates at the front of the property lead to a spacious driveway with parking for several vehicles. A double integral garage with up and over doors provides useful indoor parking or storage and has been fitted with lights and electrics.

The ancient village of Hoxne is well served, with a village shop and post office, primary school, pub and active village hall.

The village has a fascinating history that is forever linked to the legend of St Edmund, King and Martyr, who is said to have been killed here in AD 855. The area surrounding the village is rich in archaeological significance and the site of the discovery of the Hoxne Hoard - the richest treasure find in Roman Britain.





“Part of the south-facing front garden is fenced off and encloses a second shed, a barbeque area and wraps around to the rear garden”

# STEP OUTSIDE

An array of local shops and facilities can be found at the nearby picturesque town of Eye (approximately 3.9 miles), including two supermarkets, a butcher, several hairdressers, a hardware shop, a bakery, a GP surgery, a gym and a chemist. There are also a number of schools, including Hartismere School, which has received consecutive ‘Outstanding’ ratings from Ofsted.

The thriving market town of Diss (5.6 miles) provides further amenities and direct rail services into London (90 minutes) and Norwich (20 minutes).

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band E  
 Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating.

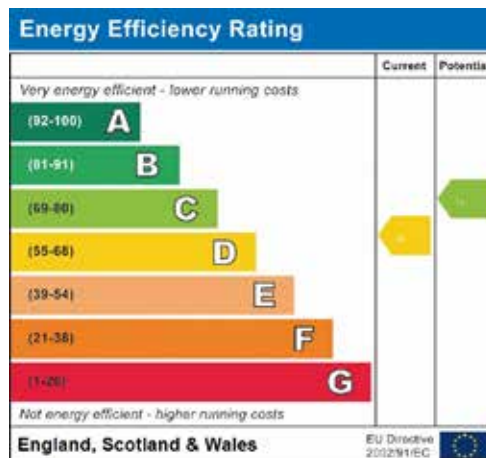
Broadband: Broadband is currently provided by Plusnet with a fibre-to-the-cabinet (FTTC) connection having a download speed of typically 36 Mbps. Openreach have provided a fibre-to-the-premises (FTTP) connection to a neighbour via the corner of the property where a fibre cable for an upcoming County Broadband FTTP connection is also available.

Directions: From Diss head east to the A140 and head south to the junction of the A143. Head East on the A143 and turn right at Billington on to Low Road. Take the B1118 into Hoxne. Follow south on the Eye Road and turn left on to Nuttery Vale. The turning is up ahead on the left

Postcode - IP21 5BB.

The property has ‘right of access’ over the drive.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///cleansed.richer.compress](http://cleansed.richer.compress)





Total area: approx. 200.2 sq. metres (2154.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors/windows/rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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