



THE YEWS
BACK ROAD, MIDDLETON



This deceptively spacious detached family home offers flexible living accommodation and is pleasantly positioned in the heart of the village.

You are welcomed into the entrance hall which provides access to the main rooms of the house and stairs to the first floor. To the right of the hallway is the spacious light filled dual aspect Sitting room with wood burning stove, wood effect floor, patio doors to the Conservatory and views to the front. At the rear of the property can be found the Dining room which leads to the Utility Room, Cloakroom and into the country style Kitchen with Butler sink, generous work top area and fitted units with delightful views across the rear garden.

The ground floor accommodation is completed with two ground floor Bedrooms, Study and spacious Bathroom with slipper bath and separate shower.

On the first floor are two further double bedrooms with dormer windows overlooking the rear garden.

The Yews, which sits set back from the road, offers ample off street parking with access to the attached single garage. The large rear garden includes a good size

patio for seating and enjoying al fresco dining in the warmer months and a useful range of sheds and lawned area with established planting. The property additionally benefits from newly installed solar panels & electric car charger.

Middleton offers all that you could want from an English village with a primary school, public house, a farm shop and public transport. Situated close to the Suffolk Heritage Coast the village is ideal.

TENURE

Freehold

EPC - TBA

SERVICES

Mains electric and water are connected. Air Source Heat Pump. Private drainage. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

East Suffolk Council. Band D

VIEWING

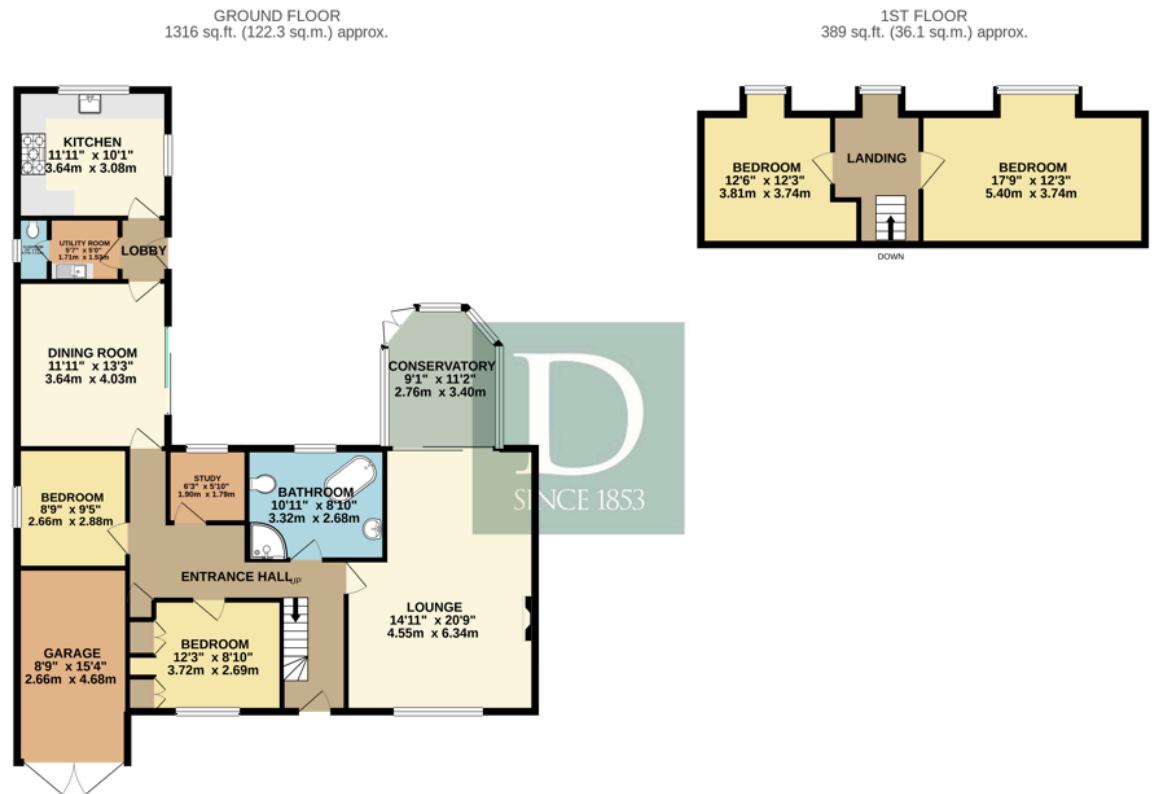
Strictly by appointment with the agent's Southwold Office.





VILLAGE
LOCATION

FLOOR PLAN



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 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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