



SHRUBLANDS
NUTTERY VALE, HOXNE, IP21 5BD



A spacious and highly versatile detached chalet bungalow located in a sought-after village in an excellent established plot. The property offers enormous potential.

The property is a substantial detached chalet bungalow in a sought-after location on the southern end of the popular village of Hoxne. The property offers enormous versatility and has the benefit of an excellent established garden. There is huge potential to personalise and configure the space to suit individual needs.

The front door opens to the entrance hall with principal staircase to bedroom 4 or study. The main living space is to the front with an excellent double aspect sitting room with open fireplace and wood burner. There is an arch to the dining room and a door to the kitchen/breakfast room which is fitted with a comprehensive range of wall and base units. There is a conservatory that links the kitchen with the garden. Off the kitchen is a spacious utility room with second staircase to an additional first floor room that can be used for a variety of purposes. There are three additional bedrooms and two bathrooms. From the inner hall is access to the integral double garage.

To the front of the property is a

driveway providing additional parking. The rear garden is a gardener's delight with wide array of established shrubs and trees. There is a principal area of lawn at the centre and additional areas that offer huge potential.

LOCATION

Hoxne has a primary school and playgroup together with a range of activities to include a Computer & Digital Group, Gardening Club and Heritage Group. There is also a playing field within walking distance of the property. Hoxne is located just 3 miles from Stradbroke, which hosts health facilities, sports facilities and public house. Diss lies approximately 7 miles away and offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

SERVICES

Oil fired central heating. Mains electric, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



4

3

2

5.5
Miles





LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band – E

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

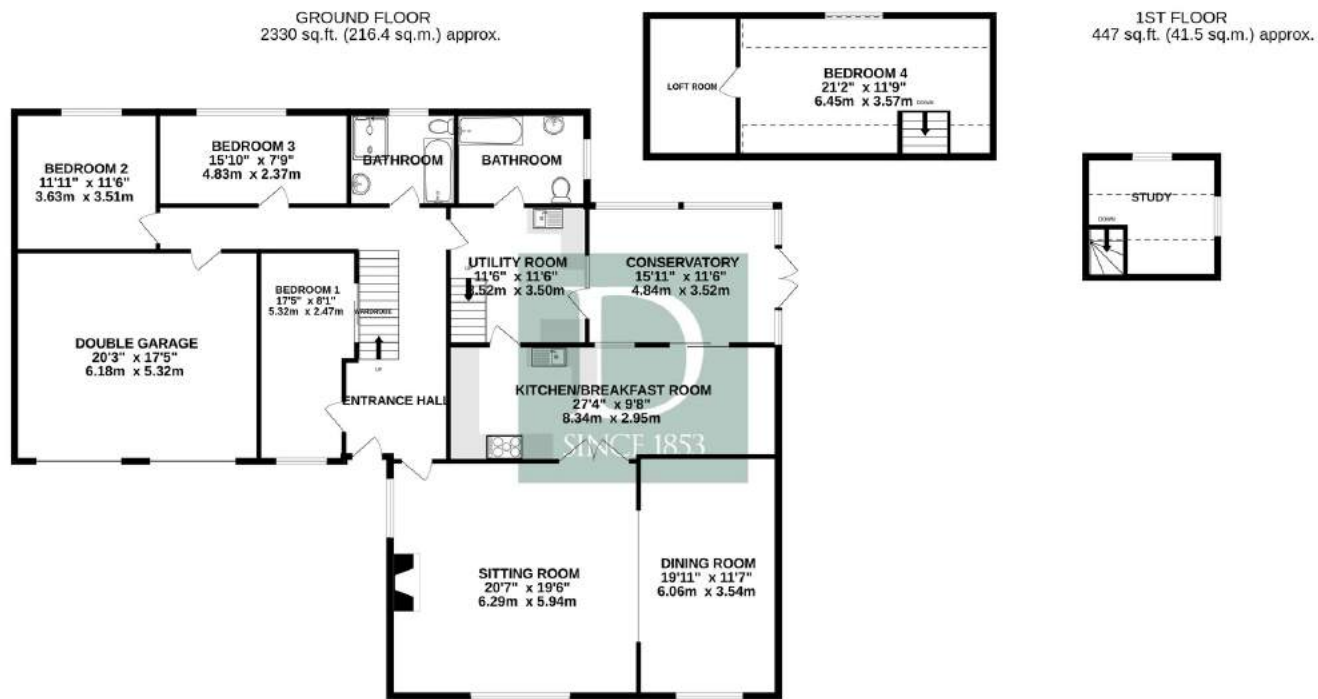








FLOOR PLAN



TOTAL FLOOR AREA : 2776 sq.ft. (257.9 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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LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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