

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**Beubelle, Westleton Road, Yoxford, Suffolk, IP17 3LD.**

**GUIDE PRICE**

**£495,000**

## SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; OPEN PLAN FAMILY ROOM WITH KITCHEN/SITTING/DINING; UTILITY ROOM; SHOWER ROOM; LANDING; THREE BEDROOMS; DRESSING ROOM; FAMILY BATHROOM; DOUBLE GARAGE; ATTRACTIVE GARDENS; STUDIO/HOME OFFICE; TIMBER GARDEN SHED; DOUBLE GARAGE.**

### **THE PROPERTY**

Situated on the edge of the well served Suffolk village of Yoxford, the property lies close to the A12 and within walking distance of the railway station at Darsham. Beaubelle is a very pretty detached Georgian house which has been sympathetically modernised and retains many of its original period features. The property benefits from new double glazed wooden windows to the front, oil fired central heating and light and airy rooms. The property has been well cared for by the current owners and consequently it is in very good order throughout. A front entrance door opens to the entrance hall with stairs to the first floor, polished pine floorboards, understairs recess and radiator. The sitting room has a double glazed window to the front aspect, fireplace housing a cast stove and radiator. The dining room also has a double glazed window to the front aspect, radiator and attractive cast fireplace with tiled insets. Step down from the hall to the open plan family room, with sitting area, dining area and kitchen. There are windows to both sides and French doors opening to the rear garden, radiator and wood burning stove. The kitchen has a good range of hand painted base, wall and pantry units with wood worksurfaces over. There is an inset sink with mixer tap, cooker spacer space with extractor over, two integrated fridges and an integrated dishwasher. Just off the family room a door opens to the utility room with door and window to the rear, radiator, plumbing for washing machine and space for drier. A further door with coloured glass panels opens to the shower room with window, shower, wash basin, toilet and towel radiator. Stairs from the entrance hall lead to the first floor landing with window to the front aspect, loft access hatch and doors to the bedrooms. Bedroom two has a new double glazed window to the front aspect, window to the rear, radiator and original cast fireplace. Bedroom three also has a new window to the front, radiator, tiled fireplace and built in cupboard. The main bedroom towards the rear of the property has a window to the side aspect overlooking the garden, radiator, floorboards and a door which opens to the dressing room. The dressing room has a window to the side built in wardrobe cupboards and a built in airing cupboard housing the hot water cylinder. A door opens to the bathroom comprising a white suite with panelled bath with shower over, wash basin and toilet. There is a window to the side and a further window to the rear. **Outside.** To the front of the property are borders containing wild flowers and a shared driveway that gives access to the double garage with power, lighting and personal door to the rear. The rear garden is enclosed by panel fencing and mainly laid to lawn with borders containing mixed planting. There is a patio, sound proofed and insulated studio/home office with power and lighting and a timber garden shed.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **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 District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = E**

**SERVICES:**

We understand that mains water and electricity are connected. Heating by oil fired boiler.

**TENURE:** Freehold

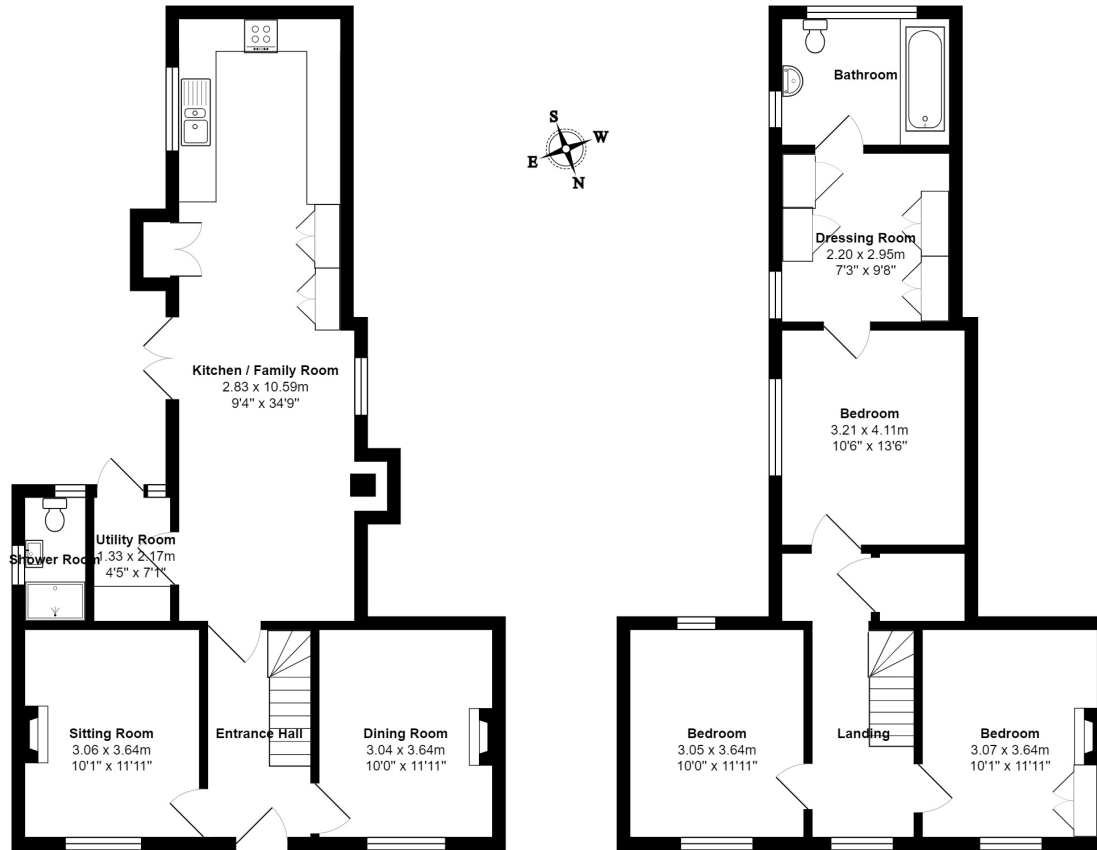
**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING:** = E

**AGENTS NOTE:** Please be aware that outline planning consent as been passed for a number of properties on the land opposite.



Total Area: 132.1 m<sup>2</sup> ... 1421 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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.









