



Shrublands
Nuttery Vale | Hoxne | Suffolk | IP21 5BD

FINE & COUNTRY

WONDERFUL HOME IN SOUGHT AFTER VILLAGE



When the current owner moved to Shrublands they were keen cyclists and loved the fact they could cycle straight from the property into the beautiful Suffolk countryside. Set in a peaceful plot in the pretty village of Hoxne this home offers fantastic potential whether for family living or grasping a bit of English country living. On the ground floor you find the welcoming spacious kitchen and south facing sitting room with adjoined dining room plus an east facing conservatory. Three good sized ground floor bedrooms and two bathrooms plus utility/boot room complete this level. Upstairs offers a large bedroom plus an extra office space and potential for a playroom accessed from a separate staircase.



KEY FEATURES

- A wonderful four bedroom detached chalet bungalow
- A plot of approximately .3 of an acre (stms)
- A light and spacious adjoined living and dining space
- Integral double garage
- A sought-after peaceful village location
- A large and social kitchen/breakfast room
- Potential to reconfigure or extend
- walking distance to surrounding countryside
- A short drive from the train links and amenities of Diss.
- A fantastically spacious family property

Built in the mid 1920's this comfortable welcoming home has been the heart of the current owners family life. They brought their large family up here and enjoyed the roomy reception rooms which gave space for everyone to be together or to disappear to do homework or read. Keen gardeners and veggie growers will love the potential here to "grow your own" and cook up a culinary delight in the homely kitchen to feed the hoards. Whether cosying up by the sitting room woodburner in winter or soaking up the sun with a morning cuppa in the conservatory there is a real feeling of just being at ease in this home

Step Inside

The roomy entrance hall leads to two almost separate parts of the house – well designed with living space one side and bedrooms the other. The connected huge living room with handsome log burner flows through a brick archway to the dining room and has patio doors to the spacious kitchen breakfast room. Sliding doors linking the kitchen to the conservatory mean this whole space can be almost open plan, but still you can close doors and section of if preferred. This chalet bungalow offers even more in terms of versatility with the ground floor offering three ground floor bedrooms and bathrooms plus an integral garage which could offer further living space if required.

Family Fun

Family is hugely important to the owner and many memories have been made here, from watching the children play on the lawns, where there is plenty of space for a footy goal or a trampoline, to hosting huge family gatherings at Christmas, Easter and on special birthdays, where the fantastic flow of this home allows guests of all ages , play board games at the dining table to spill over into the living room or just chat to the cook whilst they create culinary delights.





KEY FEATURES

The stylish modern Wren kitchen makes the chef's job easy with integrated appliances and ample worktop space too for displaying the mince pies and Christmas cake! And after dinner you can get back to nature with a walk straight from the property into the surrounding countryside. There is an integrated Dishwasher in the kitchen and the home also has a water softener installed.

Exploring Upstairs

The expansive first floor bedroom is accessed by the entrance hall staircase and in turn leads to a fantastic loft room which has been used as an office but could also make a perfect playroom or gaming room too. A further first floor space is accessed by a separate staircase from the utility room and would make a great office or useful easily accessible storage area.

Step Outside

Step up from the conservatory into the garden and you take in the great sized plot here. In the past the current owners grew vegetables so budding gardeners and growers have lots of opportunity here. Whether watching children play or the wildlife visit the garden this home enjoys peace and quiet, a rare find so close to amenities. The driveway provides ample off-road parking whilst the double garage is currently home to one car and an amazing workshop.

On The Doorstep

The ancient village of Hoxne is well served with a primary school, pub, active village hall and the local community are hoping to takeover the village shop and post office. 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.

How Far Is It To?

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

























INFORMATION



Directions

From Diss head east on A143 and turn right onto Low Road at Billingford. Turn left onto th B1118 and follow through Hoxne Village and turn onto Abbey Hill. Turn right onto Nuttery Vale and the property is on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///charities.sideburns.baroness](https://charities.sideburns.baroness)

Services, District Council and Tenure

Oil Central Heating
Mains Drainage, Electricity & Water

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

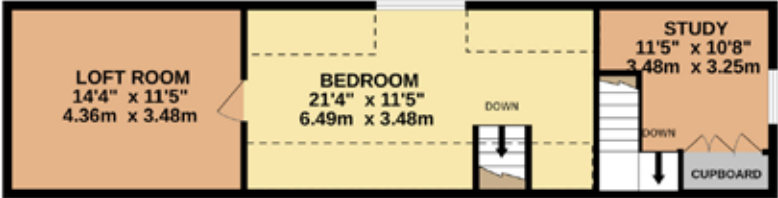
Mid Suffolk District Council - Tax Band E

Freehold

GROUND FLOOR
2286 sq.ft. (212.3 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 2813 sq.ft. (261.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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