

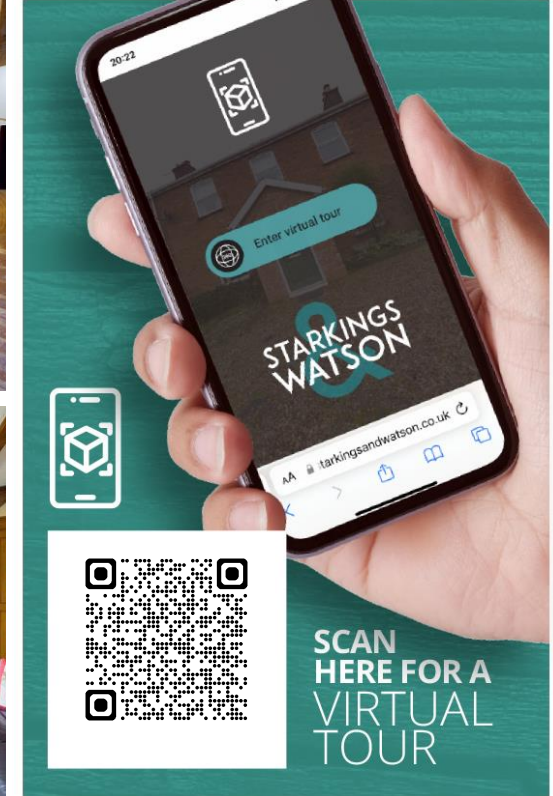
HOXNE ROAD

Denham, Eye IP21 5DF

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



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**STARKINGS
&
WATSON**

- Detached Family Home
- Renovated & Presented In Excellent Order
- Two Generous Receptions With Fireplaces
- Re-fitted Kitchen & Utility Room
- Four Double Bedrooms & Family Bathroom
- Private Gardens To Rear & Side
- Detached Double Garage & Parking
- Sought After Rural Location

IN SUMMARY

Found within a SOUGHT AFTER RURAL VILLAGE LOCATION on the outskirts of Hoxne is this DETACHED FAMILY SIZED HOME presented in EXCELLENT ORDER having been renovated by the current owners in recent years. The house offers accommodation of approx. 1700 SQFT (stms) internally as well as pleasant side and rear gardens and DOUBLE GARAGE with off road parking opposite. Internally you will find entrance hallways to front and rear, a DINING ROOM and separate SITTING ROOM both with attractive FIREPLACES. There is a re-fitted kitchen and separate utility room as well as W/C all found to the rear. On the first floor you will find FOUR generous BEDROOMS as well as the family bathroom finished to a high specification. The property offers uPVC double glazing as well as oil fired central heating.

SETTING THE SCENE

The property is approached via a shingle roadway shared by four properties and to the front you will find a paved pathway leading to the main entrance to the front which bisects a pretty and private front garden with mature hedging enclosing. Opposite the front of the house there is the detached double garage with two electric remote controlled up and over doors, power, light and storage. There is also parking for two vehicles in front of the double garage.

THE GRAND TOUR

The house is approached via the main entrance hall to the front where you will find a welcoming hallway with wood effect flooring, plenty of space for coats and shoes, exposed timber beams and doors leading to reception rooms on either side of the hallway. To the left hand side, you will find the separate dining room with dual aspect to front and French doors opening onto the side garden. Here you will find an attractive brick built open fireplace. Leading from the dining room to the rear you will find the impressive kitchen which features a range of storage units with solid worktops over as well as integrated dishwasher as well as a free standing double range cooker and large American style fridge/freezer. The kitchen leads through to the rear hallway which provides stairs to the first floor landing as well as understairs storage and the W/C. From the rear entrance there is a stable door leading to the rear garden as well as further access to both the utility room and the sitting room. The utility room offers a range of storage with rolled edge work tops over as well as space and plumbing for various white goods including washing machine and houses the water softener appliance. The sitting room, which can be accessed from both front and rear hallways, offers a continuation of the same wood effect flooring, an attractive brick built fireplace with woodburner as well as two windows to the front and exposed timber beams. Heading up to the first floor landing which is galleried, there is plenty of natural light and space as well as built in airing and storage cupboards off the landing. To the front of the house you will find two generous double bedrooms, one of which has built in storage and the other has free standing French wardrobes which will remain. Adjacent to the master bedroom there is the newly re-fitted family bathroom, which features separate bath and shower over as well as double walk in rainfall shower and attractive wood panelling. In addition to the two double rooms at the front, there are two further double bedrooms to the rear of the house.



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THE GREAT OUTDOORS

The gardens spans from the rear to the side and are predominantly found at the side of the house where you will find pleasant lawns, shrub bed planting borders, a side hard standing terrace leading from the doors in the dining room as well as mature trees, shrubs, planting bed borders as well as further vegetable beds. The side garden spans round to the rear where you will find shingled areas as well as two paved patios ideal for outside entertaining. There are also further shrub bed borders, a timber built shed with the garden being enclosed via timber fencing and mature hedging. From the rear there is a stable door leading into the rear entrance hall.

OUT & ABOUT

Located in the Parish of the picturesque and idyllic Suffolk village of Denham on the edge of Hoxne, there is plenty of history to learn about these beautiful villages. With splendid architecture and easy access to some lovely walks, Hoxne also benefits from a thriving primary school, sport facilities, and a community centre, offering a perfect lifestyle balance. Within the nearby village of Horham (2 miles) you will also find a local shop and post office. The nearby towns of Diss and Eye have further facilities which include supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street.

FIND US

Postcode : IP21 5DF

What3Words : ///fortunes.sang.widely

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property offers mains water, electricity and drainage with oil fired central heating. The approach off Hoxne road is shared, with shared responsibility between the houses that have access.

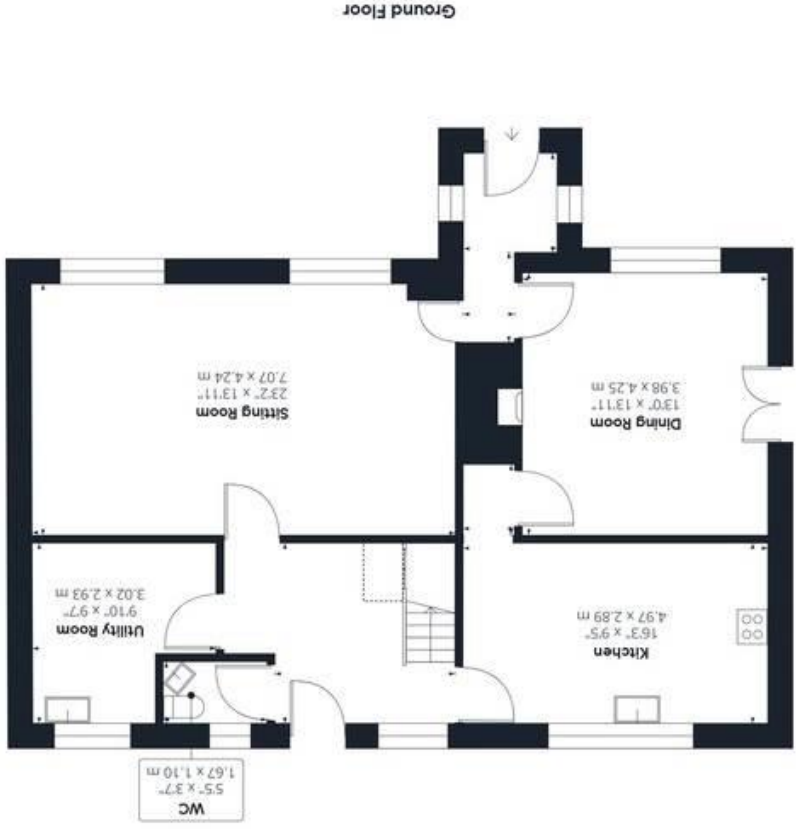
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Price:



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 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

Reduced headroom:
 Below 5 ft/1.5 m
 (1) Excluding balconies and terraces

Approximate total area^m
 1771.95 ft²
 164.62 m²
 Reduced headroom
 6.24 ft²
 0.58 m²