



JENNIE JONES

EST. 1992

ESTATE AGENTS

YOXFORD ROAD

Sibton | Suffolk

£300,000

1 GARDEN TERRACE, YOXFORD ROAD, SIBTON IP17 2RT

Peasenhall – 1 mile

Saxmundham (railway station + supermarkets) – 5 miles

Sizewell Power Station – 8 miles

- Entrance Hall ● Sitting Room ● Kitchen ● Cloakroom ●
- Landing ● Three Bedrooms ● Family Bathroom ●
- Allocated Parking ● Gardens ●

The Property

1 Garden Terrace is a superb modern home located in the desirable village of Sibton, with a sunny south-facing frontage and an attractive fully enclosed rear garden. The property is finished to a high standard throughout and benefits from underfloor heating to the ground floor, air source heat pump, and an air conditioning system installed in 2022.

A pathway leads through the lawned front garden to the entrance hall, which includes a useful built-in storage cupboard, stairs to the first floor and door to the cloakroom. The sitting / dining room is a bright space with French doors opening to the rear garden and understairs storage.

The fitted kitchen is positioned at the front of the house and includes a good range of units with roll edge work surfaces, ceramic sink with waste disposal unit, metro tiled splashbacks, integrated oven, hob, extractor and fridge freezer, plus space for a washing machine.

Upstairs the landing has a side window, air conditioning unit and access to all bedrooms and the bathroom. There are two double bedrooms and a third single bedroom – the principal bedroom overlooking the rear garden. The family bathroom includes a panel bath with shower over, basin, WC and tiled finishes.

Outside the rear garden is a lovely private space, laid mainly to lawn with a paved terrace for outdoor dining, shingle area,

Modern comfort meets country charm; energy-efficient living in the heart of Sibton



timber shed, outside lighting and gated rear access.

The property includes two allocated parking spaces, and there is a further area of land adjacent to the parking area which offers potential for additional parking, subject to planning.

Location

Sibton is an exceptionally pretty Suffolk village, close to Saxmundham, Peasenhall and Halesworth, and well placed for the Heritage Coast. The village has a church, a well-regarded pub (The White Horse Inn), local shop and deli, plus miles of surrounding countryside and walking routes. Nearby attractions include the Wilderness Reserve, Sibton Park and the historic remains of Sibton Abbey.

Saxmundham station provides rail services via Ipswich to London Liverpool Street, and the coast at Dunwich, Walberswick and Southwold can all be easily reached by car.

Services

Mains electricity, water and drainage

Electric heating

Double glazing

Local Authority and Council Tax Band

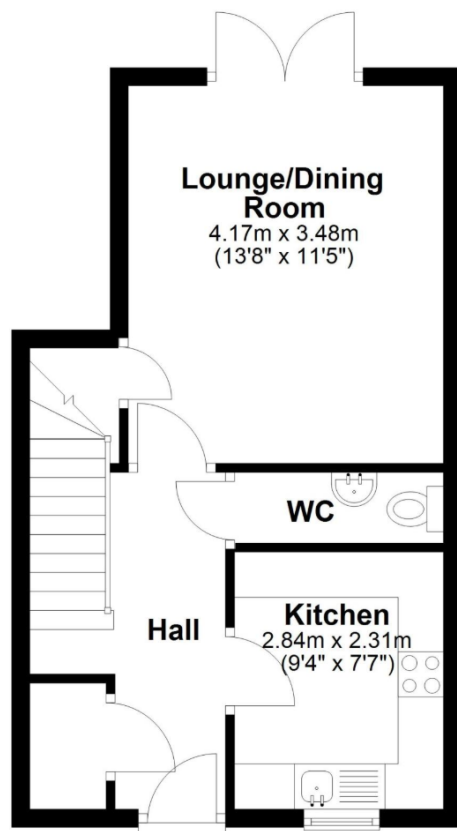
East Suffolk Council - Council Tax Band B

EPC Rating: B



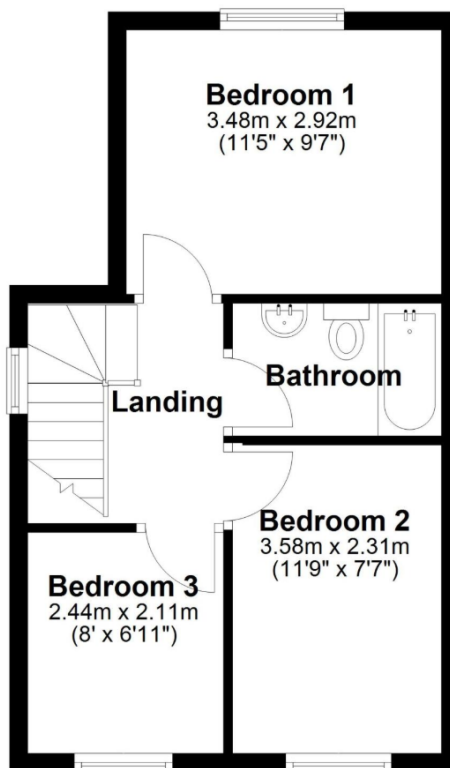
Ground Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)



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