



OAKWOOD PARK
Yoxford | Suffolk

£245,000

JENNIE JONES
EST. 1993
ESTATE AGENTS

44 OAKWOOD PARK, YOXFORD IP17 3JU

Saxmundham – 3 miles
Southwold – 9 miles
Aldeburgh – 12 miles

- Entrance Porch ● Sitting Room ● Kitchen ●
- Conservatory ● Two Bedrooms ● Family Bathroom ●
- Garage & Off Road Parking ● Enclosed Garden ●

The Property

This attractive two bedroom semi detached home is well presented throughout and offers comfortable, well balanced accommodation arranged over two floors. The property benefits from gas fired central heating and double glazing and is further enhanced by approved planning permission to create a single storey extension, offering excellent potential to enlarge the kitchen/dining space and add a downstairs cloakroom and utility.

The ground floor comprises a welcoming sitting room with staircase rising to the first floor, a fitted kitchen with access to the rear garden, and a conservatory. To the first floor are two bedrooms served by a family bathroom.

Outside, the property enjoys a pleasant rear garden, ideal for low-maintenance enjoyment, along with the benefit of a garage providing secure parking or storage.

The Location

Yoxford is a popular Suffolk village offering a good range of local amenities including shops, cafés, a public house and a primary school. The village is ideally placed for access to the Heritage Coast, with Southwold, Aldeburgh and Dunwich all within easy reach. The surrounding countryside provides excellent walking and cycling routes, while nearby Saxmundham offers a mainline railway station with services to London Liverpool Street.

A well-presented two bedroom home with garage set in a popular village location.



Services

Mains water, mains drainage, mains gas and mains electricity
Gas heating via radiators

Local Authority and Council Tax Band

East Suffolk Council
Council Tax Band: C

EPC Rating D





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature 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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