



CULLCOTT CLOSE, YOXFORD, SUFFOLK

A spacious DETACHED FOUR BEDROOM property in the popular village of Yoxford built in 2007 ** GARDEN ROOM ** GARAGE ** OFF ROAD PARKING **

LOCATION Cullcott Close is located in Yoxford which is known as "The Garden of Suffolk" and in the 19th Century was a coaching post on the London Turnpike. Yoxford has an excellent primary school, two public houses, and the established Horners general store, antique shops and the renowned Mains and G & T restaurants. Yoxford lies just off the A12 giving excellent road links Aldeburgh, Southwold and Framlingham. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street. At Saxmundham there is a Waitrose and Tesco supermarkets which is less than six minutes drive away.



OIEO: £400,000

- *Entrance Hall**
- *Sitting Room**
- *Dining Room**
- *Kitchen/Breakfast Room**
- *Garden Room**
- *Main Bedroom with En Suite Shower Room**
- *Three further Bedrooms**
- *Family Bathroom**
- *Garage and Off Road Parking**
- *Gardens**

CULLCOTT CLOSE - INTERIOR An Entrance Door leads into a spacious hallway with oak engineered flooring and large under stairs cupboard. To the left of the hallway, through double part bevel edged glass doors takes you to the Sitting Room. There is an electric hologram fire with slate hearth and stone surround. The Sitting Room is light and airy having windows to the front and double sliding doors through to a garden room which was added in 2016. There is a single door out to the rear garden and a lovely roof light, vinyl flooring and an electric heater. To the right of the hallway is the Kitchen/Breakfast Room which has a range of cream wall and base units with laminate worktops, Rangemaster oven with extractor hood over, ceramic sink and drainer with window above. There is an integrated fridge/freezer, washing machine, dishwasher and a door out giving access to the side and rear garden. A downstairs cloakroom has a wash hand basin, wc and opaque window above. The Dining Room is at the rear of the property with double doors leading out onto the rear garden. Upstairs there is a galleried landing which has a large shelved airing cupboard and the Main Bedroom is off to the right which has a window to the front, built in wardrobes to one wall and an En Suite Shower Room comprising shower cubicle with gravity fed shower, wc, wash hand basin nestled in a vanity unit with cupboards beneath, heated towel rail and an opaque window. There are two further double bedrooms one with a window to the front and one to the rear. There is a single bedroom, currently used as a study which has shelving and a window overlooking the rear garden with field views beyond. This completes this versatile property which would suit a variety of purchasers.

CULLCOTT CLOSE - EXTERIOR To the front of the property is a path leading to the front door with a canopy over and either side is a lawned area with flower beds. A gate to the side gives access to the rear garden. There is a driveway and a single garage with light and power. To the rear of the property is a large patio area, perfect for outside dining, with trellis fencing with glimpses through to the lawned area beyond which has trees and shrubs planted. To the side of the property is a tiered, decked area with two entertaining spaces perfect for summer bbqs and a retractable sun canopy all in a walled area. There is a shed included in the sale.



TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY : East Suffolk Council

TAX BAND : E

EPC : C

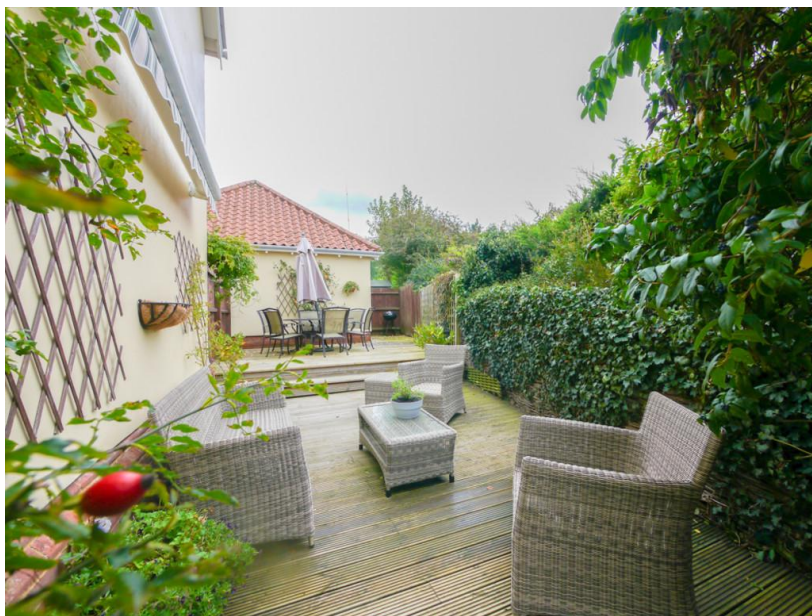
POSTCODE : IP17 3GZ

SERVICES Gas fired central heating, electric fire to the Sitting Room, double glazed throughout, solid wood internal doors throughout, mains water, drains and electricity.

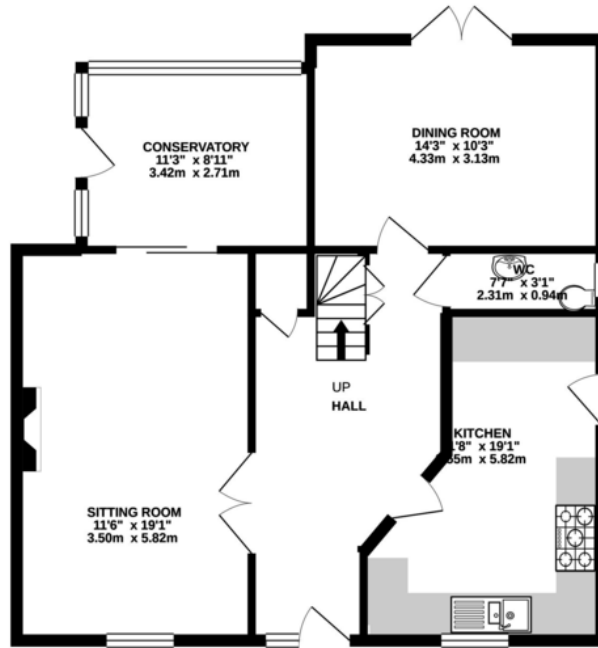
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. There are covenants on the property stipulating that no chickens or poultry can be kept nor caravans on the driveways.

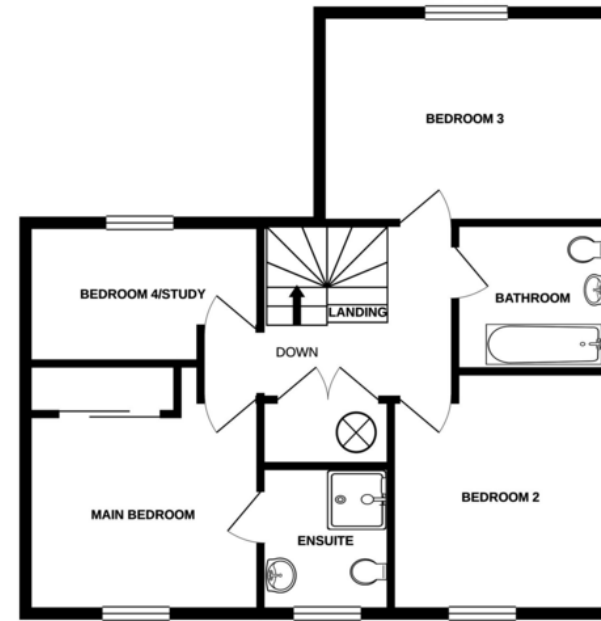




GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.

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