

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Wades, High Street, Yoxford IP17 3HP

Guide Price

£350,000

SUMMARY OF THE ACCOMMODATION

**SITTING ROOM; KITCHEN/DINING ROOM; GROUND BEDROOM WITH ENSUITE SHOWER ROOM;
LANDING; DOUBLE BEDROOM; BATHROOM; GARDENS; OFF ROAD PARKING; GARDEN ANNEXE**

THE PROPERTY

Wades is a charming detached cottage situated in the heart of the sought after village of Yoxford. The property offers a wealth of characteristic features and has been maintained in excellent decorative order by the current owners and would seemingly suit well as the ideal holiday retreat with letting potential. Having gas fired central heating Wades is within easy walking distance of Yoxford's amenities and to appreciate this excellent property earliest viewing is strongly recommended. The property is entered via the kitchen dining room which is fitted out with contemporary units and has a fitted hob and oven with cooker filter, plumbing for washing machine/dishwasher and a fitted stainless steel sink. The sitting room has dual aspect windows, an open fireplace and natural timber floor. Off this room is the ground floor bedroom which has it's own ensuite shower room. Stairs from the sitting room lead up to the landing and there is a double bedroom which has a cupboard housing the combination gas fired boiler for heating and hot water. Also on the first floor is the bathroom which has a three piece suite with over bath shower and glazed shower screen. Outside the garden is laid to lawn with seating area and is well screened from the road by a leylandii hedge. At the bottom of the garden is an off road parking space and an extremely useful garden annexe which has power and is insulated and double glazed and works well as an office as it picks up WiFi from the main property or is suitable as extra sleeping accommodation.

LOCATION

Yoxford is known as the garden village of Suffolk and is well located for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. This pretty village has a general store, two public houses, antique and bric a brac shops and primary school. Yoxford offers easy access to the main London to Great Yarmouth road and the railway station at Darsham provides a regular service to London (Liverpool Street) in about two hours. More extensive shopping facilities can be found at the market town of Saxmundham (about 4 miles) which has Waitrose and Tesco supermarkets. Yoxford lies about 5 miles from the East Suffolk coast and as well as many walks and cycle routes attractions of the area include the RSPB bird sanctuary at Minsmere and golfing and sailing at the historic coastal towns of Southwold and Aldeburgh - the latter being home to the internationally famous music festival with a year round programme of events centred on the Snape Maltings complex.

Wades, Yoxford
Approx. Gross Internal Floor Area - 645 Sq ft / 60 Sq M

LOCAL AUTHORITY

East Suffolk District Council, Council
Offices, East Suffolk House, Station
Road, Melton, Woodbridge, IP12
1RT Tel: 01394 383789

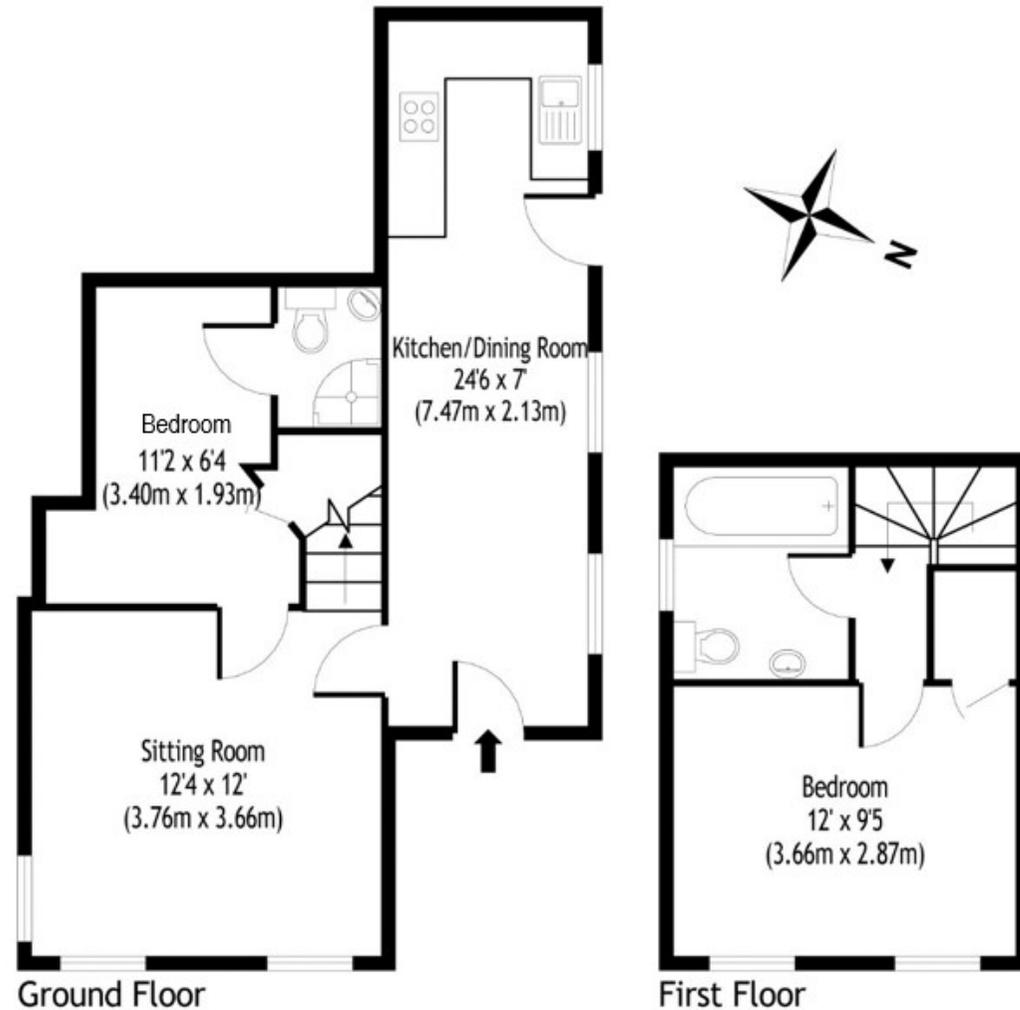
SERVICES

Mains electricity, gas, water and
drainage. Are available to the prop-
erty

VIEWING

By appointment through Jennie Jones
Estate Agents:
Tel: (01728) 605511.
email: saxmundham@jennie-
jones.com

EPC RATING = E



For identification purposes only. Not to scale.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









