

EST.  1993

JENNIE JONES

ESTATE AGENTS



Sable Cottage, Westleton Road, Yoxford, Suffolk, IP17 3LD.

GUIDE PRICE

£330,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; OPEN PLAN KITCHEN, SITTING ROOM AND DINING AREA; LANDING; THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM; GARDEN; AMPLE PARKING.

NEW BUILD; NO ONWARD CHAIN.

THE PROPERTY

Situated on the edge of the well served Suffolk village of Yoxford, the property lies close to the A12 and within walking distance of the railway station at Darsham. Sable Cottage is a detached recently built property which benefits from light and airy accommodation, double glazing throughout and heating by air source heat pump. A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor landing, understairs storage cupboard, wood effect flooring, doors to the sitting room, kitchen area and cloakroom. The cloakroom has a window to the side, close coupled toilet and vanity style basin. The open plan sitting, dining and kitchen area has windows to the front and side aspects and bi-fold doors opening to the rear garden. The kitchen area is fully fitted with a good range of base and wall mounted units with work surfaces over, inset sink with mixer tap. There is a built in Bosch oven and hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher. Recessed ceiling lights, under floor heating and wood effect flooring. Stairs from the entrance hall lead to the landing with window to the side, built in airing cupboard housing the pressurised hot water cylinder and loft access hatch. Bedroom one has a dormer window to the rear, radiator and door to the en-suite with shower cubicle, vanity wash basin, toilet with concealed cistern and towel radiator. Bedroom two has a dormer window to the front and radiator and the third bedroom has a dormer to the rear and radiator. The family bathroom has a window to the front, towel radiator and a three piece suite comprising bath, basin and toilet. **Outside.** To the front of the property are borders containing wild flowers and a shared driveway with parking space and electric car charging point. The enclosed rear garden is mainly grass with an area of patio.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

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.

LOCAL AUTHORITY

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

COUNCIL TAX BAND: = D**SERVICES:**

We understand that mains water, electricity
and drainage are connected. Heating by air
source heat pump.

TENURE: Freehold**VIEWING**

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = C

AGENTS NOTE: Please be aware that outline
planning consent as been passed for a
number of properties on the land opposite.



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.









