



Nuttery Vale, Hoxne, Eye, IP21 5BB

Guide Price £575,000 - £600,000

A four bedroom detached house in an idyllic location, benefitting from a large kitchen diner, sunroom, two en suites, a double garage and beautiful field views beyond the garden.

- Beautiful village of Hoxne
- Two en suites
- Well presented throughout
- Freehold
- Approx 0.3 acre plot
- Stunning field views
- Council Tax Band E
- Energy Efficiency Rating D



Property Description

Situation

Enjoying a pleasing situation the property is found upon an individual close comprising of a handful of similar executive style houses all set upon spacious plots. The property in question is found at the end of the close in a more secluded position set upon a corner plot and within a stone's throw of the surrounding rural countryside. Over the years the village of Hoxne has proved to have been a popular and sought after location, perhaps being one of the prettiest villages along with Waveney Valley and steeped in history, offering an attractive assortment of many period and historic properties. The village is found five miles to the south east of Diss and offers a good range of local amenities by way of having primary school, post office/convenience store, public house, fine church and village hall. A more extensive range of amenities and facilities can be found within Diss along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a four bedroom detached house having been individually designed and built of traditional brick and block cavity wall construction under a pitched clay tiled roof. The property also benefits from sealed unit upvc double glazed windows and doors and is heated by an oil fired boiler. Internally the property offers spacious accommodation in the region of 1400 sq ft with well proportioned rooms all flooded by plenty of natural light. Notice is also drawn to the rear conservatory extension which the current owners have altered and insulated to make it a much more user friendly room.

Externally

The property is set back within a private close and is accessed via a driveway leading up to a double garage (measuring 18' 8" x 17' 4" (5.70m x 5.30m) which is enclosed by a five bar gate, there is a generous amount of off road parking and the

potential to create more if you should wish. The outside space is where this property really flourishes, both front and rear gardens are well kept and between the two they have an array of mature trees, shrubs, plants and bushes. The rear garden is quite simply a gardeners dream with bundles of space to create their own masterpiece. The current owners are keen growers and have created an allotment area where many potatoes, tomatoes, and sweetcorn to name a few have been grown, in this section there is also a hand built greenhouse which will be left behind ready to be taken advantage of. In the garden you also have two apple trees, a plum tree, natural pond, pergola and a patio terrace area from which you can enjoy the beautiful views over your garden, and the wonderful field views beyond. Another point to note is the direct access to a public footpath at the bottom of the garden which would be ideal for anyone who has dogs or just enjoy a good old fashioned stroll in the countryside.

The rooms are as follows:

ENTRANCE PORCH: Entry via upvc double glazed door, windows to both side aspects, exposed brick walling. Access to entrance hall.

ENTRANCE HALL: Within window to front, stairs rising to first floor level, under stairs storage space and cupboard, laminate flooring.

LOUNGE: Double aspect with window to front and doors to rear aspect giving access to the sunroom. Feature fireplace with inset multi-fuel stove upon a tiled hearth and wood mantle above. Wiring for six speaker surround sound system. Laminate flooring.

WC: with frosted window to front comprising low level wc and hand wash basin over vanity unit. Part tiled walls. Vinyl flooring.

KITCHEN/DINER: The kitchen offers a good range of wall and floor units, quartz work surfaces, inset double Butler sink with tiled splashback, water softener and space for appliances with the potential for the cooker to remain. Tiled flooring. Window to

front aspect in the dining area.

SUNROOM: Windows to the side and rear aspects, floor units with roll top work surface to side, space for washing machine and dryer. Tiled flooring. Please note that the roof has been replaced and insulated.

FIRST FLOOR LEVEL - LANDING:

Giving access to the four bedrooms, bathroom and loft space above. Built-in airing cupboard to side. The vendor advises the loft is a large open space and could be converted into a useable space (subject to the necessary consents).

MASTER BEDROOM: With window to front aspect, en-suite facilities to side.

EN-SUITE: Comprising panelled bath with shower over, low level wc and hand wash basin over vanity unit. Heated towel rail. Frosted window to front. Vinyl flooring.

BEDROOM TWO: With window to front and having en-suite facilities.

EN-SUITE: With skylight to front comprising enclosed shower cubicle, low level wc and hand wash basin over vanity unit. Tiled

splashbacks. Heated towel rail. Door giving access to walk-in wardrobe/dressing room with further access to an additional small loft space.

BEDROOM THREE: With window to rear giving views over the garden and fields beyond.

BEDROOM FOUR: With window to rear having views over the garden. Laminate flooring.

SHOWER ROOM: Double shower cubicle, low level wc and hand wash basin over vanity unit. Heated towel rail. Tiled walls. Vinyl flooring.

AGENTS NOTE: Currently there is also a chicken run which is home to two chickens which could potentially remain.

SERVICES

Drainage - Mains

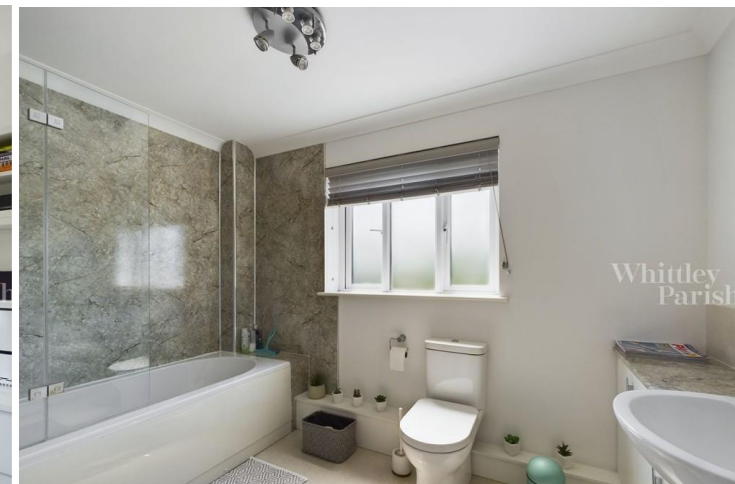
Heating type - Oil

EPC rating - D

Council Tax Band - E

Tenure - Freehold

OUR REF: 8309



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1826.30 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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