



Plot 3
Abbey Hill
Hoxne
IP21 5AL

Guide Price £525,000





- Well built 3 bedroom detached bungalow in a small development of just 3 properties
- Detached single garage
- Set in desirable North Suffolk Village
- Generous garden with large sandstone patio

This vibrant village is located amid some of north Suffolk's most attractive countryside and yet is a mere ten minutes' drive from the bustling market town of Diss which provides a range of national and local shopping and, of course, a mainline rail station with regular trains to London Liverpool Street (approximately 90 minutes). Easy access (5 minutes) to the A140 links you directly to Norwich and Ipswich, the A14 and the motorway networks beyond. The Heritage Coastline of Aldeburgh and Southwold is within a 40 minute drive

Abbey Hill is situated in the popular village of Hoxne, considered to be one of the most picturesque along the Waveney valley. The village is renowned for its special community spirit which supports a primary school, post office and general stores, historic pub, fine church and village hall and many clubs and organisations all of which thrive. Apart from giving its name to an interglacial period of the Pleistocene chronology, Hoxne is well known for its connection with St Edmund's martyrdom in the 9th Century and the discovery of the Hoxne Hoard, a magnificent collection of Roman silver and gold artefacts now displayed in the British Museum as the largest find in Britain.





Property

Danny Ward has been building houses in Norfolk and Suffolk for many years and has an excellent reputation for quality and after care. His style of house complements the traditional architecture of the region. The quality of fittings is to a high standard with features such as the granite windowsills and underfloor heating as well as the stylish kitchen and bathrooms which are a blend of traditional and modern. The internal layout has been designed to maximise the living space with a bright and airy lounge with French doors out to the generous sandstone patio. The spacious open plan Kitchen benefits from a separate utility/ boot room is provided within the property with a useful external door, an essential for modern day living. Plot 3 has a spacious principal bedroom with en-suite shower room. There are two further bedrooms one of which could be utilised as a separate dining room should you wish and has double doors looking out onto the rear garden. A family bathroom accessed of a light and spacious hallway.

Outside

Plot 3 offers a generous garden laid to lawn with a sandstone patio easily large enough for entertaining in the summer months and is accessed from multiple points at the rear of the property.

There is a detached single garage with a useful door accessing the rear garden. Additional parking for at least two cars is available immediately in front of the property.

Services

Mains water, drainage and electricity are connected to the property an eco-friendly air source heat pump powers the underfloor heating and hot water.

Directions

From Norwich travelling south on the a140 towards Ipswich. Go straight over the roundabout with the A143 and then take the next left turn on to the B1118 and continue through Lower Oakley and into Hoxne. On the sharp left hand bend bear right and head down the hill into the centre of Hoxne, past The Swan public house and then turn left heading across Goldbrook Bridge. Follow the road along, up the hill and the site will be found on the left hand clearly indicated by a TWG for sale board.

Viewing – Strictly by appointment by TWGaze

Freehold.

Council Tax Band – TBC

Ref:2/19245

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Ground Floor

Approx. 102.3 sq. metres (1100.9 sq. feet)



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

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