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Cross Street,
Hoxne, Suffolk.

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Eye - 3.3 miles
Harleston - 10.5 miles
Ipswich - 24 miles

Cross Street, Hoxne

A three bedroom semi-detached cottage, which has been completely renovated boasting a wealth of original features with high specification, modern fixtures and fittings. The house is positioned in a lovely location within the idyllic Suffolk village of Hoxne.

Accommodation comprises briefly:

- Entrance Porchway
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Rear Lobby
- Utility Room/Cloaks
- Three Double Bedrooms
- Family Bathroom
- Master En-suite
- Courtyard Gardens
- Off Road Parking
- Under Floor Heating

Guide Price: £295,000



Location

The property is situated in the heart of Hoxne, which is a picturesque and charming Suffolk village. The village is steeped in history and has a real mix of architecture and period houses dating back several hundred years. The village has been subject to many archeological excavations in recent times, with the pleasant discovery of the largest find of Roman coins throughout Britain. The village also claims to have been where King Edmunds was slain in approximately 870 AD. Back to the present day and you will find a thriving village store, public house, sports facilities, primary school and a community centre. The nearby towns of Diss and Eye have further facilities including supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street. The property falls into the catchment area for the highly regarded Hartismere Academy.



The Property

14 Cross Street is a substantial timber framed semi-detached house with rendered and colour washed walls and pantiled roof, dating back to the 18th century. The cottage has been overhauled with the aim of offering light spacious family living with the retention of period features and character. In its restoration particular attention to the final finish and detail has been made. The cottage has been completely re-wired, re-plumbed and benefits from a brand new gas fired heating system, with new radiators and underfloor heating throughout the ground floor. Structural works have also been carried out at the cottage with the re-construction of the side wall and re-furbishment of the pantiled roof, which has recently been insulated to the loft areas. On entering, a new front porch welcomes you into the property and provides a nice divide before walking into the front sitting room. The sitting room is a great sized family room with exposed timbers, brickwork, 'Karndean' flooring and inset spotlights. In between the exposed timber and studwork are lime plaster elevations, giving the walls a traditional and authentic feel. In addition, there is planning permission to install a wood burning stove. A new timber doorway opens into the kitchen/ breakfast room, which has been refitted with a superb farmhouse style kitchen, comprising shaker base units with work surfaces over. The kitchen has a built in ceramic sink, integral dishwasher and space for a range style cooker. Beyond the kitchen is a small lobby area and utility room. The utility room was formerly the family bathroom, but is now a useful space with further appliance storage, a sink, wc and the new gas fired boiler. Situated at the back of the house is the dining room, which has patio doors leading out into the courtyard garden.

Stairs rise from the kitchen up to the first floor landing where you will find three excellent double bedrooms, a large landing, en-suite and family bathroom. The layout has been transformed to create an extra family bathroom and a former cloakroom has been changed to an en-suite shower room to the master bedroom. Two of the bedrooms look out onto the street scene, while the master bedroom looks out over the rear courtyard garden. The bathrooms have been refitted with modern, white fittings and of particular note is the role top bath located in the family bathroom. We strongly recommend a viewing of this wonderful family home conveniently positioned in the centre of Hoxne village.

Outside

A pathway leads down the side of the property, to the rear garden areas which are split into two designated areas. Directly at the back of the house is the private courtyard garden which is fully walled, providing a secluded feel. The garden itself is mainly laid to patio, with shingle areas for a low maintenance and stress free garden. There is ample room for entertaining and a side gateway leading back onto the pathway. Beyond the courtyard garden is a useful service area with space for bins and calor gas.



Tenure

Vacant possession of the freehold will be given upon completion.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

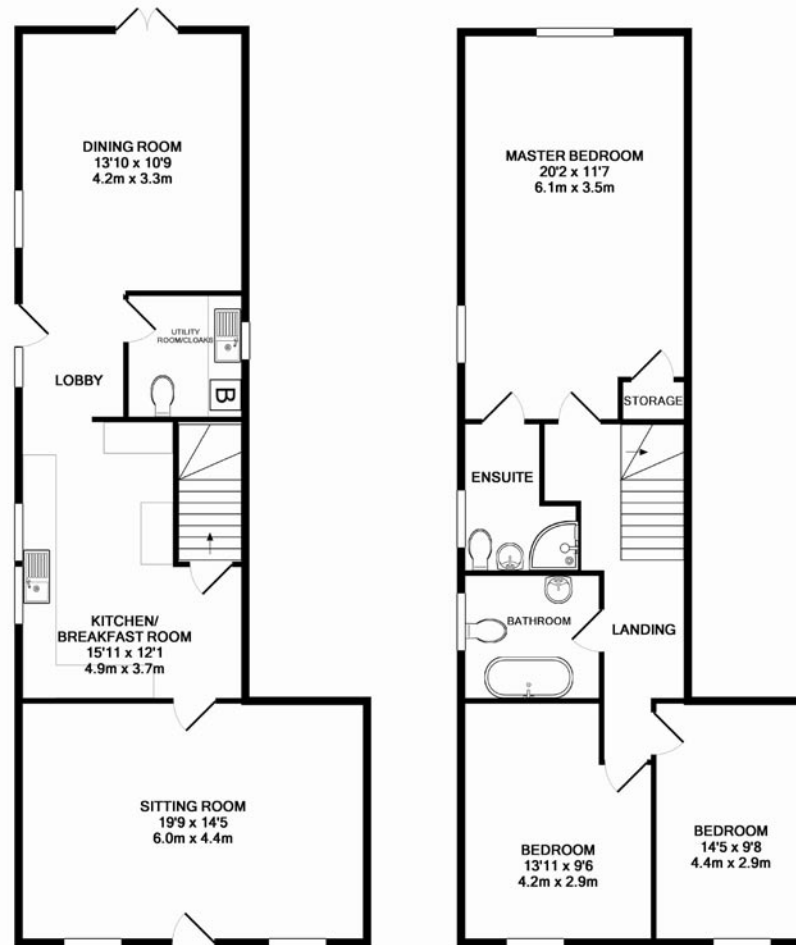
Bottled gas central heating. Underfloor heating to ground floor.
Mains water and electricity.

Local Authority:

Mid Suffolk District Council
Tax Band: D
Postcode: IP21 5AJ
Energy Rating: E

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



To arrange a viewing, please call 01379 644822

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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