

**DRAFT DETAILS**  
**PADDOCK VIEW, NUTTERY VALE CLOSE, HOXNE**  
**EYE**  
**IP21 5BD**

Coakley & Theaker (OH) present: A spacious, over 2,000 Sq Ft, well presented detached family home in sought-after well-served village. Hall, Cloakroom, Lounge - Fireplace, Dining Room, Bedroom 5/Playroom, Study, Kitchen/Breakfast, Utility, 4/5 Beds - 1 En-Suite, Re-fitted Bathroom, Double Garage, Parking, South-Facing Garden, **VIEW ASAP.**



2136

**New Price Guide £470,000**

**\*\* NO STAMP-DUTY \*\***

HALL, RE-FITTED CLOAKROOM, SITTING ROOM WITH OPEN FIREPLACE, DINING ROOM, BEDROOM 5/PLAYROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 4/5 BEDROOMS - MASTER WITH DRESSING AREA & RE-FITTED EN-SUITE, RE-FITTED BATHROOM, DOUBLE GARAGE, PARKING, FRONT & SOUTHERLY FACING REAR GARDEN, OVERLOOKING PADDOCK. OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, OVER 2,000 SQ FT, CUL-DE-SAC OF 5, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 01449 737706**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds direction, proceed along the A14, towards Stowmarket & Ipswich. Continue past Stowmarket and Needham Market and then take the exit signposted to the A140, towards Diss and Norwich. Continue up the A140, passing Earl Stonham, Brockford Street, Thwaite and Stoke Ash. At The Bull Auberge Pub/Restaurant, take the right turning onto the B1117, signposted towards Eye and proceed into the town. At the junction, turn right and then immediately left, following signs towards Hoxne and Stradbroke. Proceed along this road and take the left turning towards Hoxne Cross Street and Stradbroke. At a left bend, bear off right onto Nuttery Vale, towards Hoxne Cross Street. Proceed into the village and towards the end of the road, where Nuttery Vale Close is located on the right. (Please note that the name of the close is not immediately apparent from this direction, but will be seen on the right of the entrance to the close). The property is the first on the left, as you go around the right hand bend. IP21 5BD

**HALL :** Approached via an enclosed **ENTRANCE PORCH:** UPVC part glazed front door and glazed side panels, tiled floor, sealed unit glazed double doors and side panels.

Stairs to first floor, built-in understairs cloaks/storage cupboard, radiator.

**CLOAKROOM : 2.72m (8'11") x 1.37m (4'6")** Spacious room with scope to be converted into a Shower Room, if desired. Re-fitted with white suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, radiator, UPVC frosted window to front.

**NOTE:** As this is next to Bedroom 5/Playroom, this offers the scope to be converted into an En-Suite Shower Room, for those wishing to utilise an additional ground floor bedroom suite.

**SITTING ROOM : 6.20m (20'4") x 3.96m (13'0")** The focal point being an open fireplace with slate and oak surround and slate hearth, TV point, telephone point, radiator, UPVC window to side, UPVC sliding patio door to rear garden. Door to Bedroom 5/Playroom. Arch to:

**DINING ROOM : 3.53m (11'7") x 2.90m (9'6")** Radiator, UPVC window to rear.

**BEDROOM 5/PLAYROOM/OFFICE : 3.45m (11'4") x 2.72m (8'11")** TV point, radiator, two UPVC windows to front.

**NOTE:** As this is next to the Cloakroom (which has scope to be converted into a Shower Room), this has the potential to be utilised as a ground floor Bedroom suite, if desired.

**STUDY : 2.36m (7'9") x 2.03m (6'8")** Telephone point, radiator, UPVC window to front.

**KITCHEN/BREAKFAST ROOM : 4.95m (16'3") x 3.94m (12'11")** Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl enamel sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with cooker hood over, built-in electric double oven/grill, glazed display cabinets, concealed lighting, integrated fridge, plumbing for dishwasher, space for fridge/freezer, tiled floor, radiator, UPVC windows to side and rear.

**UTILITY ROOM : 2.36m (7'9") x 1.78m (5'10")** Wall mounted unit, work surface, plumbing for washing machine, Grant oil boiler, space for fridge/freezer, built-in cupboard housing pressurised water system, tiled floor, consumer unit, extractor fan, UPVC window to front, UPVC glazed door to side and rear garden.

**FIRST FLOOR GALLERIED LANDING :** A spacious area. Radiator, UPVC dormer window to front.

**MASTER BEDROOM : 4.50m (14'9") x 3.96m (13'0")** TV point, telephone point, radiator, UPVC window to rear.

**DRESSING AREA : 2.06m (6'9") x 1.40m (4'7")** Built-in double wardrobe, radiator, arch to Bedroom 1.

**EN-SUITE: : 2.90m (9'6") x 1.57m (5'2")** Re-fitted with white suite comprising tiled corner shower enclosure with shower controls, pedestal wash basin with mixer tap, wc, tiled splashbacks, LED downlights, extractor light, chrome vertical radiator/towel rail, UPVC frosted window to front.

**BEDROOM 2 : 3.96m (13'0") x 3.23m (10'7") + door recess** Built-in wardrobe, telephone point, radiator, UPVC window to rear.

**BEDROOM 3 : 3.94m (12'11") x 2.87m (9'5") max** Sloping ceiling. Radiator, UPVC dormer window to front.

**BEDROOM 4 : 3.56m (11'8") x 2.90m (9'6")** Built-in wardrobe, loft access, radiator, UPVC window to rear.

**BATHROOM : 3.20m (10'6") x 2.90m (9'6") max** A spacious room, with re-fitted white suite comprising panelled bath, tiled shower enclosure with shower controls, pedestal wash basin with mixer tap, wc, tiled splashbacks, built-in shelved storage cupboard, LED downlights, extractor light, consumer unit, chrome vertical radiator/towel rail, UPVC frosted window to front.

**OUTSIDE :** The property is situated in a small cul-de-sac of just five properties. To the front the garden is open plan, being laid mainly to lawn with border, shingle bed and block paved path to the front door. A block paved driveway providing vehicular standing for two cars leads to a **DOUBLE GARAGE 5.77m (18'11") x 5.77m (18'11")**, with twin up and over style doors, power and light connected and personal door to the side. A gate provides side access to the good size, Southerly-facing rear garden, which backs onto a paddock and farmland beyond. This offers a good degree of privacy, being enclosed by fencing and laid principally to lawn, with borders, paved and block paved pathways, good sized paved patio area, plastic oil tank and outside water tap.

**VILLAGE & AREA :** Hoxne is a sought-after village north-east of Bury St Edmunds and north of Stowmarket, being convenient for the local centres of Eye and Diss. It boasts local amenities, including a Primary School, Public House, Post Office/General Store, Village Hall, Fish & Chip Shop, Playing Field and Church.

Many more facilities, including Hartismere Secondary School and Sixth-Form College (Ofsted Outstanding), Doctor's Surgery, Butchers, Bakery and General Stores, are available in the nearby small town of Eye, about 3 miles south-west. The larger town

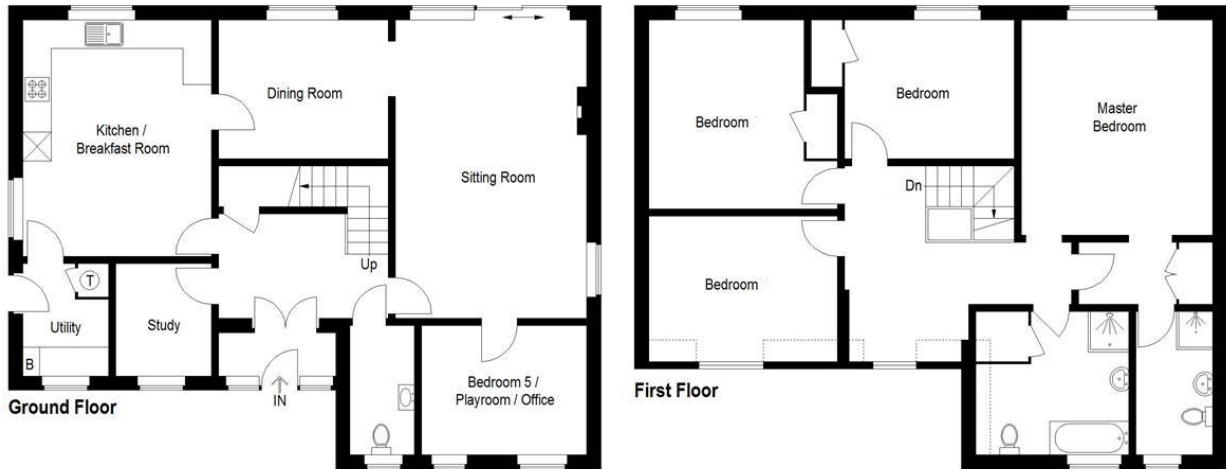
of Diss, about 6 miles north-east, offers a wider variety of amenities, including a mainline rail link to London's Liverpool Street, in about 90 minutes.





# Paddock View, Hoxne. IP21 5BD.

Approximate Gross Internal Area = 190.8 sq m / 2054 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy Performance Certificate HM Government

**Paddock View, Nuttery Vale, Hoxne, EYE, IP21 5BD**

Dwelling type: Detached house      Reference number: 8770-6627-5470-5259-9222  
 Date of assessment: 21 March 2020      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 21 March 2020      Total floor area: 196 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,843</b>
<b>Over 3 years you could save</b>	<b>£ 378</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 342 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 378 over 3 years                 </div>
Heating	£ 2,931 over 3 years	£ 2,838 over 3 years	
Hot Water	£ 438 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 3,843</b>	<b>£ 3,465</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Net energy efficient - higher running costs
(92-105) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
2 Low energy lighting for all fixed outlets	£55	£ 114
3 Solar water heating	£4,000 - £6,000	£ 144

See page 3 for a full list of recommendations for this property.  
 To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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