



**Holly House, Nuttery Vale, Hoxne**

**Harrison Edge**  
Estate Agents

Looking for a village 4 bedroom family house? Holly House is set back from this minor road behind a good depth of front lawn, has a double garage behind off a Private Road and looks towards countryside and meadows opposite.

- No Onward Chain
- 4 Bedrooms
- En Suite plus Bathroom with shower
- Double Garage
- Ground Floor Cloakroom
- 2 Reception Rooms

### Location

Nuttery Vale is a minor road leading in and out of Hoxne at the Cross Street end of the village on the high ground within this lovely rolling landscape. Holly House sits back from the road and can be approached via a Private Road a little further along the road which serves the neighbouring properties and provides access to the double garage directly behind. Hoxne is a well served north Suffolk location popular with all age groups not least because it offers Primary School, Community Centre and Playing Field, Village Hall, pub and various village 'Groups' for learning and socialising. The Primary School is within Hartismere High catchment at Eye and a bus collects and deposits at the corner with Cross Street. The village is surrounded by a lovely network of public footpaths and country lanes which connect to the wider area including Eye, Diss and Harleston.

### Description

Holly House is currently vacant and therefore END OF CHAIN. It has undergone recent refurbishment by way of decoration, new carpets along with bathroom and shower room fittings. It sits particularly nicely behind a lovely deep frontage which offers scope to create a driveway immediately off the road. This step alone could add serious quality to what is a particularly nice type of detached house. What is not immediately apparent is behind the house and rear garden, accessed off the Private Road just along Nuttery Vale, is a larger than average DETACHED DOUBLE GARAGE approached from a recently laid asphalt drive and parking area. The house itself has oil fired radiator heating, double glazed windows and doors and is laid out to include two reception rooms plus kitchen dining space,

cloakroom and four nicely even first floor bedrooms. What's more, Bedroom 1 has a newly fitted shower room en suite along with a family bathroom again newly fitted to include a rather smart character bath. Both floors are served by good sized hall and landing space flooded with light from the stairwell window.

#### **Reception Hall:** *9'10" x 9'1" (3m x 2.77m)*

Approached via a canopy storm porch and front entrance door opening to a welcoming and roomy initial space serving as a hub to the ground floor. A stairwell created to the front of the house is perfectly positioned to take advantage of the sunny front aspect and with a stairwell window floods both the ground floor and first floor with natural light. A deep understairs cupboard extends beneath the half landing. Double radiator with thermostatic valve.

**Cloakroom:** Fitted with a suite comprising wash basin and low level wc. Single radiator with thermostatic valve. PVCu window to the front elevation.

#### **Lounge:** *19'7" x 11' (5.97m x 3.35m)*

Featuring a brick fireplace set off by a flagstone type hearth and with opening suggesting scope for a woodburning stove. A good sized PVCu double glazed window opening provides light and an outlook across to the front garden which contains a number of attractively placed and manicured shrubs. French windows provide further light and access to the rear garden. Openreach Master socket. Two double radiators each with thermostatic valve. Two pendant light fittings.

#### **Dining Room:** *10' x 9'11" (3.05m x 3.02m)*

An adaptable second reception room originally being intended as a dining room but clearly adaptable to other purposes. A PVCu double glazed window provides an outlook to the rear. Single radiator with thermostatic valve.

#### **Kitchen/Dining Room:** *19'7" x 10'10" (5.97m x 3.3m)*

reducing to 7'8". With natural light from three sides, principally from PVCu double glazed windows front and rear plus a half glazed outer door at the side. Units are fitted around three walls and provide a mix of storage options including wall cupboards complete with cornice and pelmet details. Worktop incorporates a single drainer sink unit with drainer bowl and mixer tap with plumbing for washing machine below. Space for an electric cooker. A Grant oil fired boiler (installed 2022) supplies domestic hot water and radiators. Upright fridge freezer space. Double radiator with thermostatic valve.

**First Floor Landing:** A lovely roomy landing serving each of the four bedrooms and bathroom and benefitting greatly from the stairwell window. Built-in shelved linen cupboard. Access to loft space with drop down hatch. Single radiator with thermostatic valve.

#### **Bedroom 1:** *12'5" x 10'11" (3.78m x 3.33m)*

The principal bedroom with PVCu double glazed window to the rear elevation. Single radiator with thermostatic valve. A door leads to the...

**En Suite Shower Room:** Newly fitted with a smart suite comprising vanity wash basin complete with cupboard below

and matching the adjacent low level wc with concealed cistern. A shower enclosure sits opposite. Vertical heated towel rail in a railed stainless steel finish. Smart LVT flooring. A PVCu double glazed window provides natural light from the front elevation.

**Bedroom 2:** *9'10" x 9'1" (3m x 2.77m)*

the second of four good shaped rooms, with PVCu double glazed window to the rear. Single radiator with thermostatic valve.

**Bedroom 3:** *11'1" x 9'1" (3.38m x 2.77m)*

Another similarly proportioned bedroom again with a PVCu double glazed window to the rear which includes a view. Single radiator with thermostatic valve.

**Bedroom 4:** *10'7" x 10'1" (3.23m x 3.07m)*

excluding door recess but again, another similarly proportioned bedroom making four nice rooms in total. Single radiator with thermostatic valve. PVCu double glazed window to the front elevation with a view across the front garden and road to the meadows beyond.

**Bathroom:** Newly fitted with a smart suite in white comprising stylish slipper style bath, separate shower enclosure along with vanity wash basin with cupboard below and matching low level wc. PVCu double glazed window to the front elevation. Double radiator with thermostatic valve.

**Outside:** The house is set back across a deep lawned front garden, currently open and suggesting scope to create a driveway in off the road. A number of manicured shrubs and trees sets off the front of the house and a pathway leads to the front entrance. Width at either side provides access to the rear especially to the right hand side where a gate leads to the side entrance door and on past to the rear garden. The rear garden is lawned and is bordered to the rear by the DOUBLE GARAGE and fencing with gate to the parking area. The garage measures internally 20'8 x 17'4

(6.31m x 5.3m) and has twin up and over doors, power and light connected, side PVCu double glazed window and door.

**Services:** The vendor has confirmed the property benefits from mains water, electricity and drainage. Oil storage tank.

**Mobile & Broadband:** OfCom Mobile & Broadband Checker - paste the following link into your browser:  
<https://checker.ofcom.org.uk/>

**Flood Risk:** For Flood Risk information paste the following Link into your Browser:  
<https://www.gov.uk/check-long-term-flood-risk>

**Wayleaves & Easements:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Identification Verification:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each

Vendor/Purchaser via our preferred ID Verification partner, Verify365.

**Postal Address:** Holly House, Nuttery Vale, Hoxne, IP21 5BB

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band E.

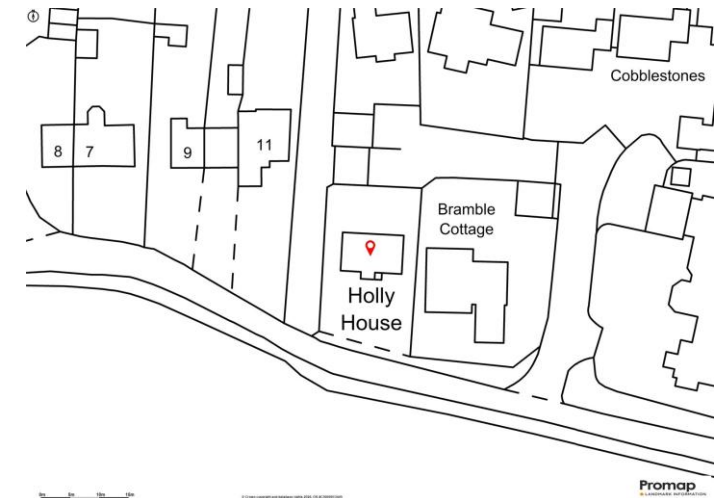
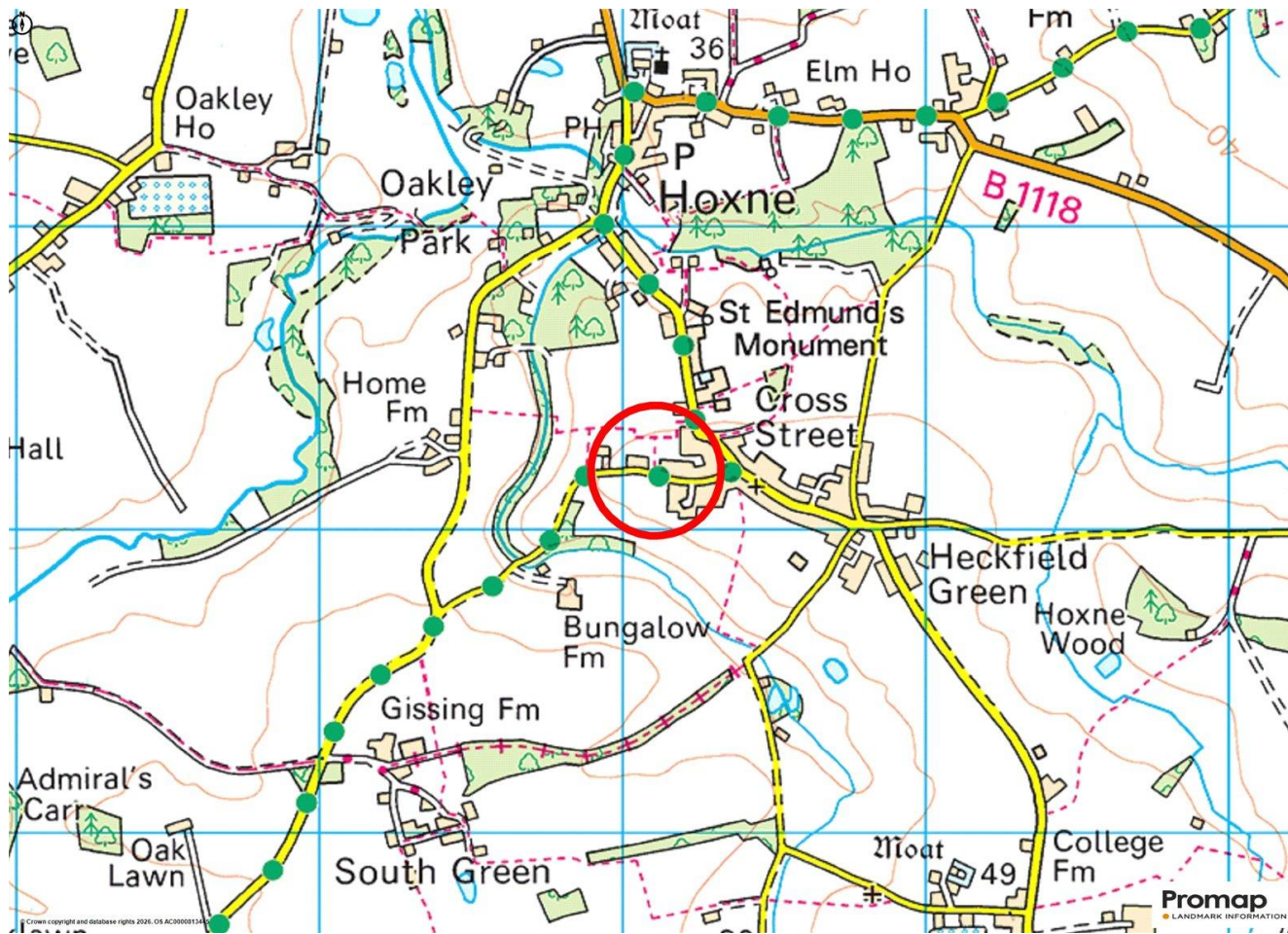
**Tenure & Possession:** The property is for sale Freehold with vacant possession upon completion.

**Fixtures & Fittings:** All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Viewing:** By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

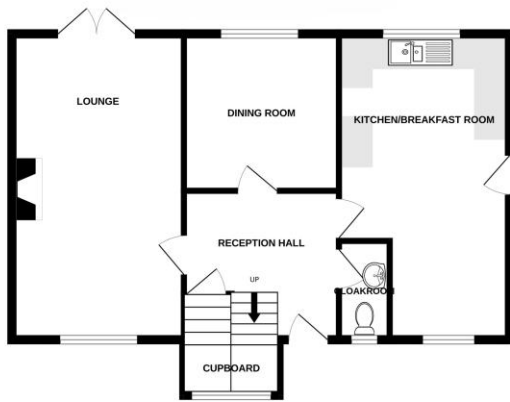
**Directions**

Hoxne is easily reached from all points of the compass whether approaching from Diss, Harleston, Eye or Framlingham directions. From Cross Street, turn into Nuttery Vale and Holly House will be found on the right. Turn into the Private Road and bear left.

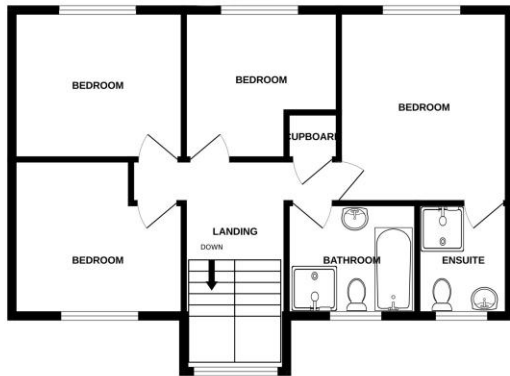


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



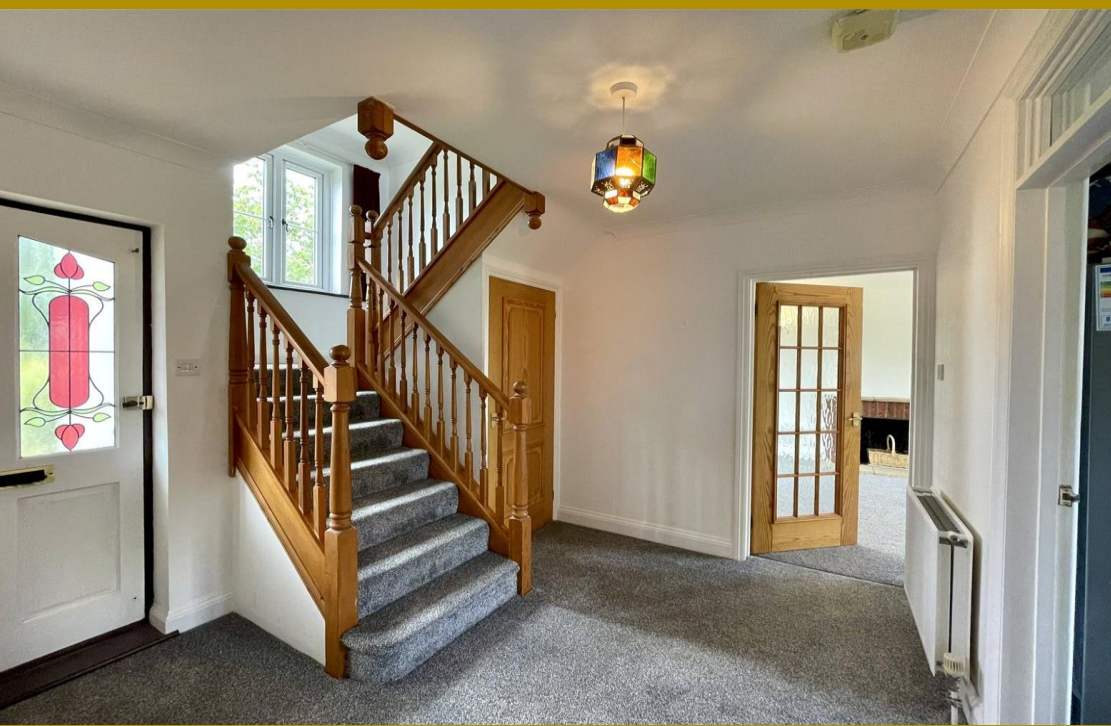
1ST FLOOR



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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