

Cornerways Red Lion Corner, Cross Street, Hoxne, Suffolk, IP21 5AJ
Offers in Excess Of £375,000

DURRANTS
SINCE 1853





Cornerways is a delightful 2 bed detached chalet within the sort after village of Hoxne

As you arrive at the property, will see that it sits centrally on its plot allowing for an abundance of outside space in a calm and quiet setting. The downstairs consists of a capacious conservatory, a generous kitchen/diner, a dual aspect living room allowing for plenty of natural light. Upstairs there are 2 sizeable double bedrooms and a family bathroom. There is also ample off road parking and a single garage.

LOCATION

Hoxne is a quaint village just 3 miles from Stradbroke which hosts health facilities, sports facilities and public house. Harleston (5 miles) offers a larger range of services including schools and shops. The village of Fressingfield is just a short drive too. Diss lies 10 miles away and offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

SERVICES

Oil fired central heating. Mains electric, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council & Council Tax Band – C

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



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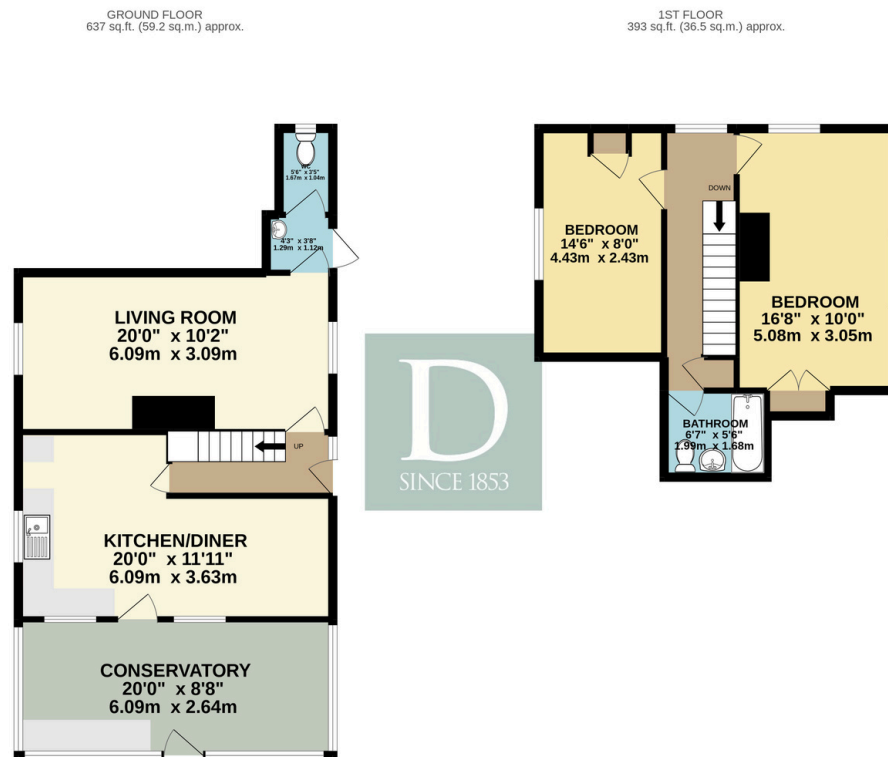


EPC



NO ONWARD
CHAIN

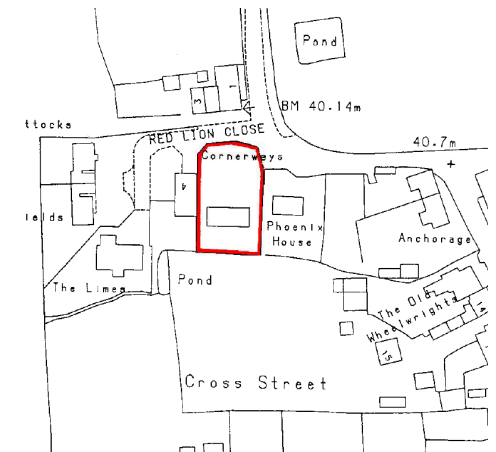
FLOOR PLAN



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt 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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LOCATION MAP



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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