



**3 Hopton Yard**

Yoxford, Suffolk, IP17 3LG

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**Bedfords**

ESTABLISHED 1966

## 3 Hopton Yard, Yoxford, Saxmundham Suffolk, IP17 3LG

- Yoxford 0.5 miles
- Saxmundham 4.5 miles
- Aldeburgh 9.5 miles

ENTRANCE LOBBY | CLOAKROOM | KITCHEN/DINER |  
LIVING ROOM | UTILITY CUPBOARD | FIRST FLOOR  
SITTING ROOM | FOUR BEDROOMS | EN SUITE  
SHOWER ROOM | FAMILY BATHROOM | GARDEN |  
DETACHED GARAGE | OFF STREET PARKING

Hopton Yard forms an exclusive development of four architect-designed houses, located to the east of Yoxford close to the Heritage Coast. The village is well-served by a convenience store, post office, primary school and restaurant. Approximately three miles to the west is the charming village of Peasenhall, which is also has a general store, post office, Emmett's Food Store and Creasey's butchers. Yoxford lies within close proximity of Saxmundham and Framlingham, both of which have excellent amenities. Yoxford also lies a convenient distance from Aldeburgh, Southwold and Dunwich which all have lovely coastal walks. There are numerous leisure activities locally including sailing, golf and birdwatching. Snape Maltings is within easy reach and has concerts throughout the year.

3 Hopton Yard is a detached house designed by HAT Projects and built by Nest Developments in 2016. Built of hung tile and weatherboard elevations under a tiled roof, the property has a stylish and modern interior with plenty of natural light as well as some striking views across open countryside.

**A stunning architect-designed house with a stylish contemporary interior, in a highly convenient position close to Yoxford and the coast..**

**Guide: £735,000,000 FREEHOLD**



The accommodation is arranged over three floors and includes four bedrooms and two reception rooms. The front door opens to an entrance hall with WC off, leading into an open-plan kitchen/dining room with a range of fitted units with integrated Bosch appliances. The kitchen has ceramic tiled flooring and bifold doors open to the garden. Adjoining the kitchen is the living room which also has a tiled floor and a wood burner. Off the rear hall is a utility area. Stairs lead to the first floor, which has the main bedroom with an en suite shower room and a superb sitting room, featuring a large picture window overlooking the picturesque valley of the River Yox. On the second floor there are three further bedrooms and a family bathroom.

### Outside

The property is approached via a block paved drive which provides parking for up to 3 cars. This leads to a detached garage with up and over door. The garden is mainly laid to lawn with pathways leading to the side and rear of the house and a terrace for outdoor dining and entertaining. At the side is a hot tub on a timber deck. The garden is enclosed by mature hedgerow and there is a wisteria adorning the garage. The cottage is also within walking distance of the village.

### Services

Mains water, electricity and drainage are connected. Central heating via air source heat pump.

### Local Authority

East Suffolk District Council – Council Tax Band F  
EPC Rating C

### Directions

what3words – salmon.machine.unroll

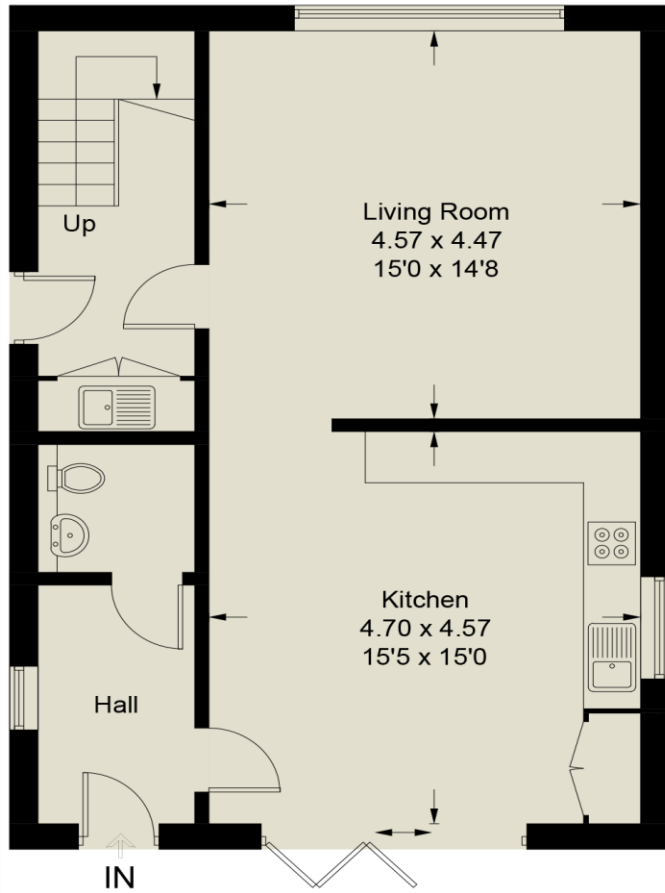
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92)	A		90
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

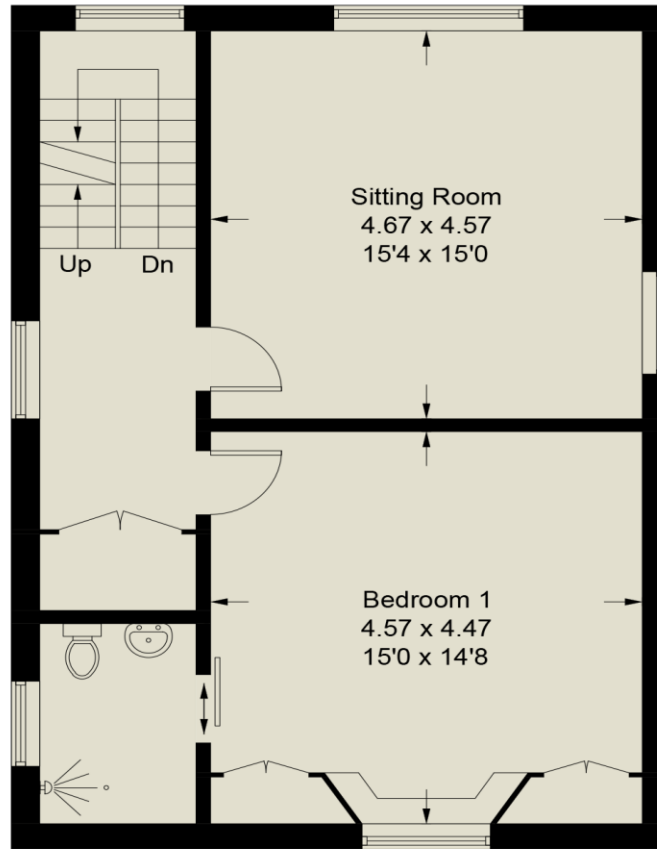


# 3 Hopton Yard, Yoxford

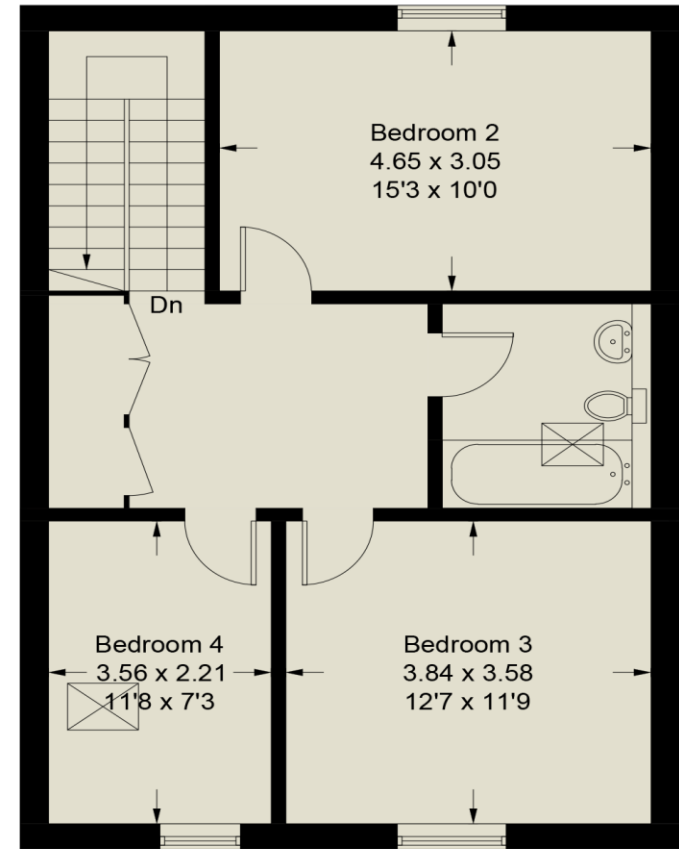
Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft



**Ground Floor**



**First Floor**



**Second Floor**





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