



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BOYTON, WOODBRIDGE, IP12 3LG

TENURE : FREEHOLD

GUIDE PRICE £535,000

- Superb Rural Location
- Fantastic Views
- En-Suite & Family Bathroom
- Four Bedrooms
- Generous Plot
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Living Room 5.15m x 4.47m (16' 11" x 14' 8")

With open fireplace, window to front aspect, large storage cupboard and glazed sliding doors to the...

Conservatory 3.76m x 2.13m (12' 4" x 7')

A wonderful spot to enjoy the beautiful outlook over the garden and the countryside beyond.



Study 3.46m x 3.36m (11' 4" x 11')

Feature fireplace with inset log burner, and window to front aspect.

Kitchen 5.26m x 3.39m (17' 3" x 11' 1")

Fitted with a range of base cabinets with work surfaces over, boiler servicing hot water and central heating, electric oven and cooker hood, inset sink/drainage unit with mixer tap, tiled floor, pantry cupboard, window to rear and door to the rear garden. A further door leads to the...

Utility/Cloakroom 3.02m x 2.12m (9' 11" x 6' 11")

Fitted with a WC and plumbing for washing machine.

First Floor Landing

With window to front aspect and doors to...



Bedroom One & En-Suite 5.15m x 2.98m (16' 11" x 9' 9")

(Bedroom measurement only) A large bedroom with dual aspect windows; both offering fantastic views across the surrounding countryside. The En-Suite Shower Room is fitted with a shower enclosure, WC and a wash basin,

Bedroom Two 3.12m x 3.37m (10' 3" x 11' 1")

Another good double with fitted storage and window to front aspect.

Bedroom Three 3.29m x 2.56m (10' 10" x 8' 5")

Another double bedroom with window to rear aspect.

Bedroom Four 2.57m x 2.35m (8' 5" x 7' 9")

With window to rear aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath.

Outside

The property is surrounded on three sides by gardens, mainly lawned, with well-stocked beds, patio/seating areas, including a fantastic summerhouse. There's a garage that's been partly converted in to a home office/studio, a driveway providing off road parking and beyond the boundaries are stunning views!

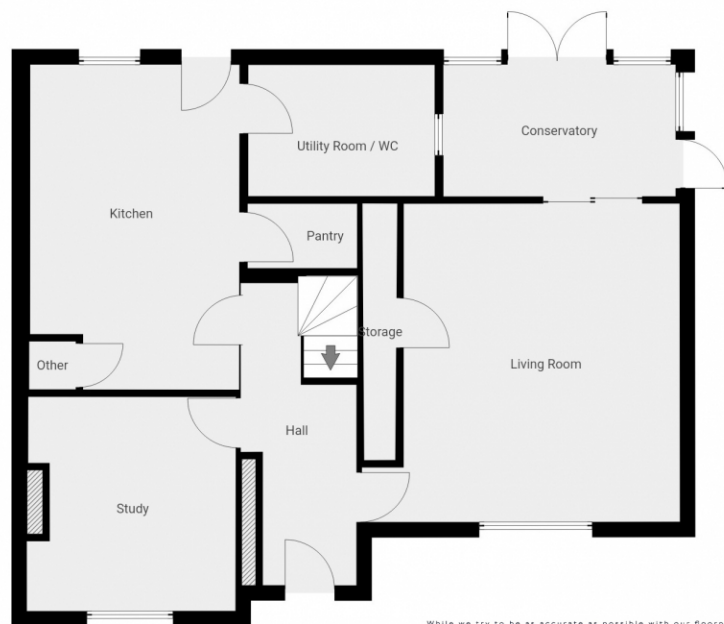
THE PROPERTY & LOCATION

A spacious and well-maintained family home occupying a generous plot with beautiful countryside views to the front and rear. The property offers flexible, extended accommodation comprising an entrance hall, study, living room, conservatory, kitchen/breakfast room, four bedrooms with an en-suite to master bedroom and a family bathroom.

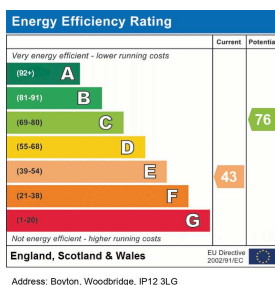
Boyton is a small village roughly equidistant from Hollesley and Butley where there are a number of facilities including Schools, shops, pubs and beach at the former. Woodbridge is approximately 9 miles distant and has a wide range of leisure, shopping and educational facilities as well as the river Deben which draws a good number of visitors and sailing enthusiasts.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



We understand from our vendor that the property is connected to mains electricity, water and has a private drainage system.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given