



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BOYTON, IP12

TENURE : FREEHOLD

GUIDE PRICE £270,000

- Recently Refurbished
- Quiet Village Location
- Generous Plot
- Countryside Views
- Dble Glazing & Electric Heating
- Off Road Parking; Solar Panels

THE ACCOMMODATION



Kitchen/Diner 17' 4" (less Stair ingress) x 14' (5.28m x 4.27m)

Front entrance door, windows to front and rear, door to rear leading into the garden, range of wall and base units with one and a half bowl sink and drainer, space for cooker with filter hood over, space for washing machine, dishwasher, fridge and freezer. Stairs to first floor and open to...



Living Room 17' 4" x 10' 11" max (9'2 min) (5.28m x 3.33m)

Window to front, double doors opening onto decking area at the rear, wood burning stove, recessed shelving and radiator.

Landing

Window to rear, radiator, doors to...

Bedroom One 11' 7" x 10' 8" (3.53m x 3.25m)

Window to front with countryside views, built in wardrobe and radiator.

Bedroom Two 11' 1" x 9' 6" (3.38m x 2.90m)

Window to front with countryside views, built in cupboard and radiator.

Bedroom Three 8' 1" x 7' 7" (2.46m x 2.31m)

Window to rear with countryside views, built in airing cupboard (housing cylinder and electric boiler) and radiator.

Bathroom

Window to rear, recessed lighting, bath with shower over, sink unit with fitted cupboards, heated towel rail, tiled floor and extractor fan.

WC

Window to rear and WC with sink over cistern.

Outside

The front of the property is accessed by a shared pathway leading to the front garden. There is a gravel access road between the two rows of houses leading to a shingled off road parking area at the rear. The rear garden has a block paved seating area and raised decking area at the back of the house with large grassed area with shingle path leading down to the parking area and OFFICE/GAMES ROOM (16'9 x 9'1) which has power and light fitted and a large feature window looking out onto the fields at the rear. The Property has solar panels fitted with a tariff in place to sell back to the grid.



THE PROPERTY & LOCATION

A spacious and recently refurbished family home in a generous plot with beautiful countryside views to the front and rear. The property offers an open plan Kitchen/Diner and living room, three bedrooms with family bathroom, double glazing, new electric heating, solar panels and a large rear garden offering off road parking at the end and a large outside office/games room with views over the fields to the rear.

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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Boyton, IP12			

Council Tax Banding : B

We understand from our vendor that the property is connected to mains electricity but not gas.

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