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1 Brook Hall Road, Boxford, CO10 5HS

An impressive and immaculately presented 4 bedroom detached family home offering very impressive and extended living space, along with a plot of about 0.4 of an acre (sts) and plenty of parking. The property occupies a prime position at the entrance to the road on the outskirts of this popular Suffolk village and just a short walk away to the village centre, pubs and local primary school. The accommodation offers generous light and bright living space to include a lovely large reception hall, 27ft kitchen/dining room, an open plan living room with a multi fuel wood burner, utility room, WC, a useful home office and an additional sitting room which could easily double up as a spare bedroom or games room. Upstairs there is a decent sized landing with a partially boarded loft space and ladder along with four bedrooms all of which are double in size, with the principal bedroom having "Juliet doors overlooking the garden and its own en suite shower room. There is also a modern family bathroom suite.

Wonderful gardens of about 0.4 of an acre (sts) surround the property. They are mainly lawned with various established trees and shrubs and include a small stream running through the garden, paved patio terrace to the rear of the property and a raised timber decking to the side. The gardens extend around to the side of the property where there is further potential for parking and maybe a motorhome or similar. To the front there is a formal lawned area with a driveway to both sides and a garage.

We understand that the property has all main services connected except for gas, the heating is oil fired via radiators (not tested). The owners do use a calor gas bottle to cook on the gas hob in the kitchen. The current council tax band is E and the post code is CO10 5HS. The owners also advise us that the property is capable of connecting to fibre internet with potential 1 GB download speed and that property benefits from cavity wall insulation.





- Wonderful detached family home
- Four double bedrooms
- Useful home office
- Garage and plenty of parking

- Plot size of 0.4 acres (sts)
- Living room with wood burner
- Additional sitting room/games/office

- Extended living accommodation
- 27ft Kitchen/dining room
- Bathroom, En suite & WC

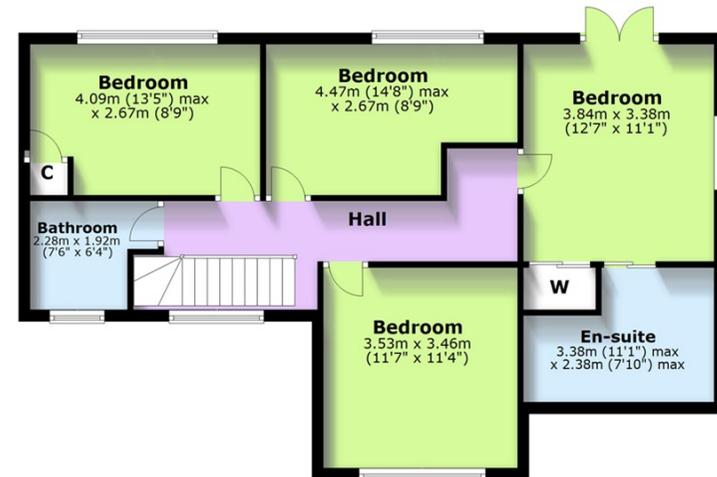




Ground Floor
Approx. 122.9 sq. metres (1323.4 sq. feet)



First Floor
Approx. 72.2 sq. metres (777.5 sq. feet)



Total area: approx. 195.2 sq. metres (2100.9 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO ₂ emissions	A
101-110	B	101-110	B
81-100	C	81-100	C
61-80	D	61-80	D
41-60	E	41-60	E
21-40	F	21-40	F
1-20	G	1-20	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

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