



# 10 GUNARY CLOSE

Boxford | Suffolk



Chapman Stickels

# 10 GUNARY CLOSE, BOXFORD, SUFFOLK, CO10 5QB

A MODERNISED BUNGALOW WITH A SECLUDED GARDEN AND GARAGE,  
WITHIN EASY WALKING DISTANCE OF ALL OF BOXFORD'S AMENITIES,  
INCLUDING POST OFFICE, DOCTORS SURGERY, AND BUS STOP

Sudbury - 7 miles  
Colchester - 11 miles  
Ipswich - 14 miles  
Manningtree - 15 miles

- Living room • Fitted kitchen • 2 bedrooms • Dining room/bedroom 3 •
- Bathroom • Garage • Gardens •





## The Property

10 Gunary Close is one of the very few bungalows in Boxford within walking distance of this acclaimed village's facilities including the Post Office, village stores, Doctors Surgery, pub, and bus stop.

The property has been modernised with replacement windows and doors, a modern kitchen, and bathroom. The living room has casement doors out to the terrace whilst the kitchen is fitted with a built in 'Bosch' oven, 4 ring ceramic hob and fridge, sliding larder cupboard and plumbing for a washing machine.

There is a double bedroom and 2 single rooms, one of which was used as a dining room. These two rooms are divided by a stud wall which could easily be removed to create one larger room if desired.

## Outside

The front and side gardens are enclosed by a picket fence, the private rear garden is bounded in part by a brick wall and part by close boarded fence. The garden is principally laid to lawn with flower and shrub borders.

## EPC Rating

Current D(59). Potential C(79).

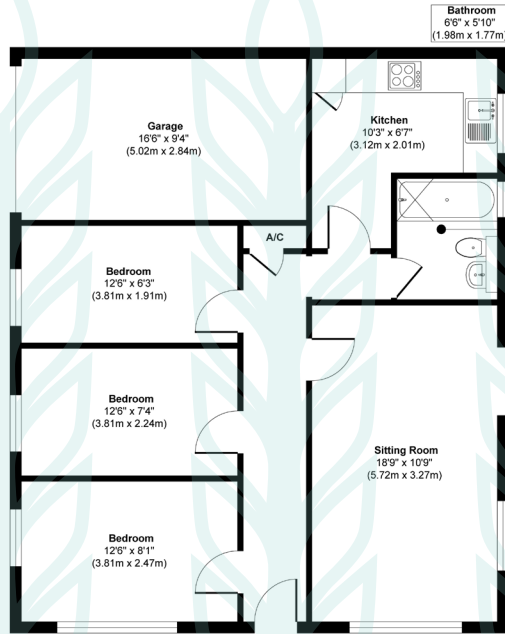
## Services

Mains electricity, water, drainage. Oil-fired central heating.

## Local Authority and Council Tax

Babergh & Mid Suffolk District Council. Band B.

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**Floor Plan**  
Approximate Floor Area  
733 sq. ft  
(68.09 sq. m)

**Approx. Gross Internal Floor Area 733 sq. ft / 68.09 sq. m**  
**Approx. Gross Internal Garage Area 153 sq. ft / 14.25 sq. m**

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