



31 Brook Hall Road | Boxford | Sudbury | CO10 5HS

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31 Brook Hall Road, Boxford, Sudbury, Suffolk, CO10 5HS

“An immaculately presented three double bedroom detached house with established & well-maintained rear gardens, ample off-road parking, garage & countryside views to the rear.”

Description

A spacious and immaculately presented three double bedroom detached house located towards the end of a tucked away cul-de-sac within the highly sought after Suffolk village of Boxford.

Notable benefits include ample off-road parking, a single garage, extensive, established and well-maintained rear gardens and stylish, recently refitted kitchen and bathroom suites.

About the Area

Boxford is a delightful, well served South Suffolk village with a picture postcard village centre, conveniently located within reach of both nearby towns of Sudbury (5 miles) and Hadleigh (4 miles). The very much unspoilt main body of the parish includes some exquisite examples of both Medieval and Georgian architecture as well as striking church and a river meandering through. Falling within the village curtilage yet presenting more rural offering are a handful of neighbouring settlements, all of which are idyllic in nature and provide convenient access to the main village.

Boxford was recently featured in the Sunday Times' "top 25 villages" and offers a range of amenities which include a school, convenience store, The Fleece public house, business hub at The White Hart, post office, doctors' surgery as well as a café & wine bar. Good rail links are provided from both and Sudbury and Colchester, the latter offering a mainline service to London Liverpool Street.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Spacious, light and airy entrance with stairs rising to the first floor, window to front aspect and doors to:

Cloakroom

Well-appointed white suite comprising w.c, hand wash basin with storage under, heated towel rail, frosted window to front aspect, tiled flooring, partly tiled walls and spotlights.

Sitting Room Approx 22'10 x 15' (7.0m x 4.6m)

Extending almost from the front to the back of the property and enjoying double aspect windows to the front and side, hardwood flooring and feature inset with coal-effect fireplace, stone hearth and stone mantel surround. Double doors to:

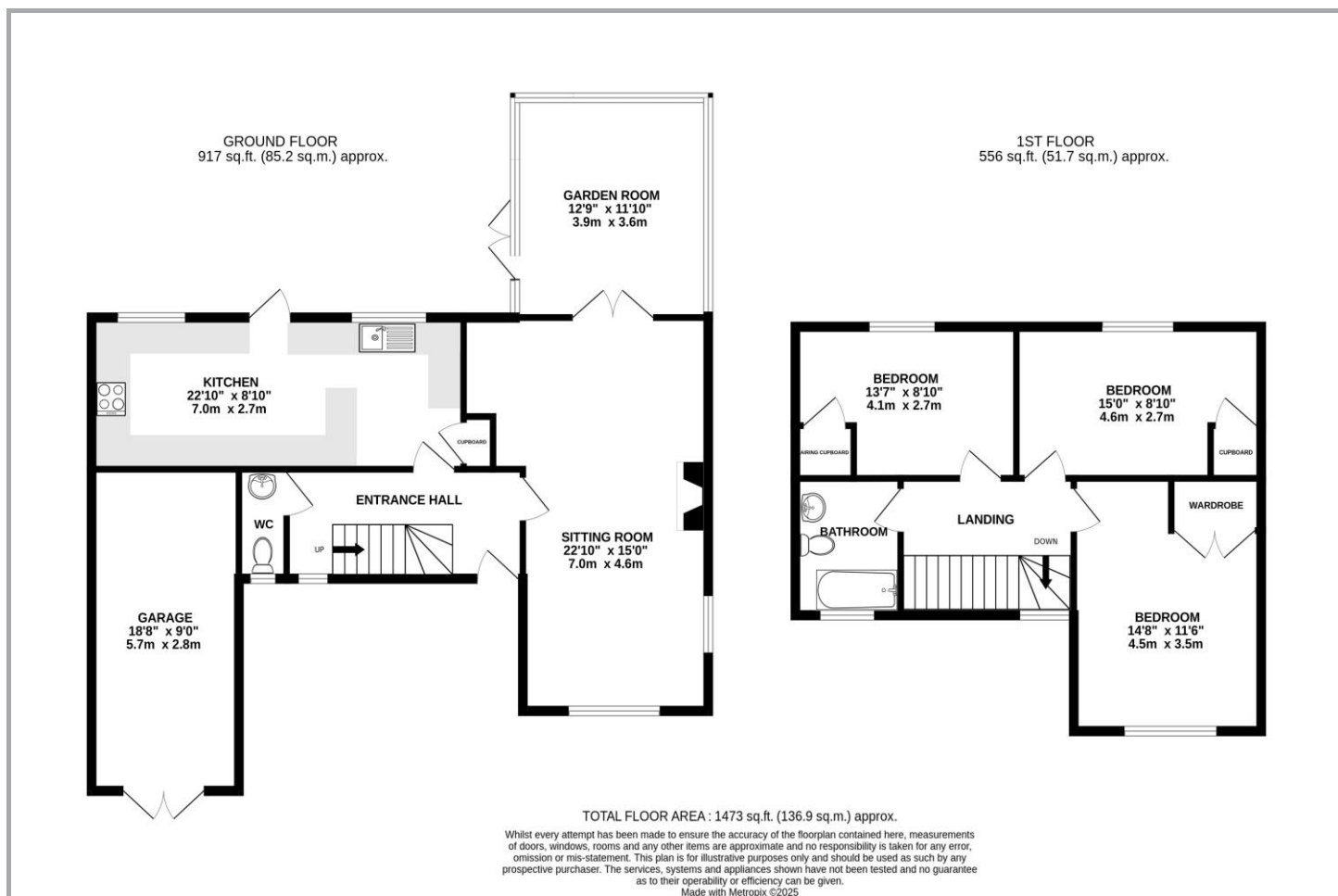
Garden Room Approx 12'9 x 11'10 (3.9m x 3.6m)

A more recent addition to the property and constructed on a brick plinth with triple aspect windows to the rear and either side and French doors opening onto the terrace. The room also enjoys tiled flooring as well as delightful views of the attractive and established rear gardens and countryside views beyond.

Kitchen/Breakfast Room Approx 22'10 x 8'10 (7.0m x 2.7m)

Two windows to the rear aspect enjoying delightful views of the rear gardens as well as personnel door to the rear opening onto the terrace. Stylishly appointed Howdens kitchen fitted with a matching range of wall and base units with worktops over and inset with ceramic, sink, drainer and chrome mixer tap. Integrated appliances five ring induction hob with extractor over, dishwasher, washing machine, AEG microwave, warming drawer and oven, wine cooler and space for





American style fridge/freezer. The kitchen also incorporates a breakfast bar and includes hardwood flooring and spotlights.

First Floor Landing

Window to front aspect, access to loft and doors to:

Master Bedroom Approx 14'8 x 11'6 (4.5m x 3.5m)

Generous double room with window to front aspect and built-in wardrobe.

Bedroom Two Approx 15' x 8'10 (4.6m x 2.7m)

Double room with extensive windows to the rear aspect and built-in storage cupboard with shelving.

Bedroom Three Approx 13'7 x 8'10 (4.1m x 2.7m)

Double room with window to rear aspect and enjoying far-reaching countryside views and door to airing cupboard housing hot water cylinder.

Family Bathroom

Luxuriously appointed white suite with corner w.c, D-shaped panelled bath with shower attachment, hand wash basin, tiled walls, tiled flooring, frosted window to front aspect and heated towel rail.

Outside

The property enjoys a good degree of frontage from the cul-de-sac by way of predominantly lawned front gardens and is accessed over a private drive providing ample off-road parking and access to the single garage. The garage is fitted with double opening doors and power and light connected.

To the rear are pretty, proportionate and established grounds, which are predominantly lawned with a terrace abutting the rear of the property and boundaries defined by panel fencing for the most part. Towards the foot of the grounds is an attractive stream running through the formal gardens and this is bordered by some substantial trees offering a great deal of privacy. Also incorporated within the plot is a timber storage shed.

Local Authority

Babergh District Council

Council Tax Band - D

Services

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





Energy performance certificate (EPC)

31 Brook-Hall Road Boxford SUDBURY CO10 5HS	Energy rating E	Valid until: 28 January 2035
		Certificate number: 8835-9129-9400-0868-6226
Property type		Detached house
Total floor area		120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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Registered address:
Unit 81, Claydon Business Park
Great Blakenham
Ipswich
England
IP6 0NL

Needham Market: info@townandvillageproperties.co.uk
Boxford: boxford@townandvillageproperties.co.uk