



**4 Hill Farm Way  
Boxted, Essex**

**DAVID  
BURR**



# 4 Hill Farm Way, Boxted, Colchester, Essex, CO4 5RD

Boxted is a village with a strong sense of community illustrated by its many clubs and societies. There is a well-regarded Primary school and Parish church. There are many countryside walks with part of the village lying within the Dedham Vale Area of Outstanding Natural Beauty and Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street station is only four miles distant.

A well-presented three bedroom (one en-suite) semi-detached property constructed in 2019, located within the highly regarded North Essex village of Boxted. Offering an accommodation schedule of approximately 1,100sq ft arranged via a single ground floor reception room and high specification, open plan kitchen/dining room. Further benefits to the property include off-street parking for two vehicles, garaging and good sized rear gardens.

**A well-presented three-bedroom (one en-suite) semi-detached property located within the highly regarded North Essex village of Boxted offering an accommodation schedule arranged over two floors. Further benefits to the property include off-street parking, garaging and good sized rear garden.**

Panel glazed UPVC door opening to:

**ENTRANCE HALL:** With window to side and door opening to:

**SITTING ROOM: 15' 2" x 13' 8"** (4.62m x 4.16m) With double glazed bay window to front, door to useful understairs storage recess and wood effect flooring throughout. Door opening to:

**INNER HALL:** With tiled flooring throughout, stairs rising to first floor and door to:

**KITCHEN/DINING ROOM: 17' 9" x 13' 1"** (5.41m x 3.98m) Fitted with a matching range of shaker style base and wall units with quartz preparation surfaces over and corner breakfast bar. Inset single sink unit with drainer to side, mixer tap above and double-glazed window to rear affording views across the gardens. Integrated appliances include Neff four ring electric hob with extractor hood above, double Neff oven and grill, Neff dishwasher and fridge and freezer. Window to rear, space for a dining table and french doors opening to the rear garden.

**UTILITY ROOM: 6' 7" x 5' 2"** (2.00m x 1.57m) Fitted with a matching range of shaker style base and wall units with worksurfaces over and tiled flooring throughout. Inset single sink unit with mixer tap above and space and plumbing for washing machine and dryer.

**CLOAKROOM:** Fitted with low level WC, wash hand basin with mixer tap above and obscured glass window to side.

## First floor

**LANDING:** With window to side, hatch to loft and door to storage cupboard housing water cylinder with useful fitted shelving.

**BEDROOM 1: 12' 10" x 10' 4"** (3.91m x 3.16m) With double glazed window to front, built in mirror fronted wardrobe units and door opening to:

**EN-SUITE SHOWER ROOM: 10' 3" x 4' 6"** (3.13m x 1.37m) Fitted with low level WC, wall mounted wash hand basin with mixer tap above

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and fully tiled, separately screened shower with both mounted and handheld shower attachment. Tiled flooring throughout, chrome mounted heated towel radiator and obscured glass window to side.

**BEDROOM 2: 12' 0" x 10' 3"** (3.67m x 3.12m) With double glazed window to rear affording views across the rear gardens and built in mirror fronted wardrobe units.

**BEDROOM 3: 13' 2" x 7' 1"** (4.02m x 2.15m) With double glazed window to rear affording views across the rear gardens.

**FAMILY BATHROOM: 7' 4" x 6' 2"** (2.23m x 1.89m) Fitted with low level WC, vanity unit with inset wash hand basin with mixer tap above and chrome mounted heated towel radiator. Panel bath with chrome shower attachment above, glass screening and tiled flooring throughout.

## Outside

The property is situated on Hill Farm Way and is approached via a brick paved driving providing off-street parking for two vehicles with access provided to the:

**GARAGE: 23' 3" x 9' 10"** (7.09m x 3.00m) With up and over door to front, light and power connected and personnel door to side.

The low maintenance rear gardens are laid to lawn with a patio area and enclosed by a wooden fence line border.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Air source heat pump provides the heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** B. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///speeding.loves.redeeming

**LOCAL AUTHORITY:** Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D.

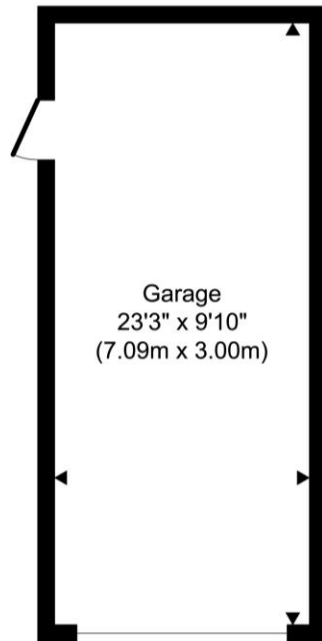
**BROADBAND:** Up to 1000 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

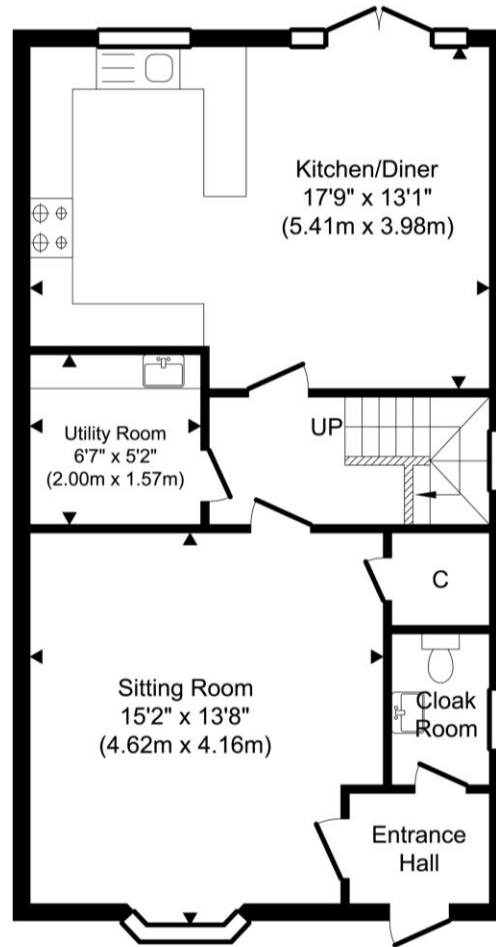
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

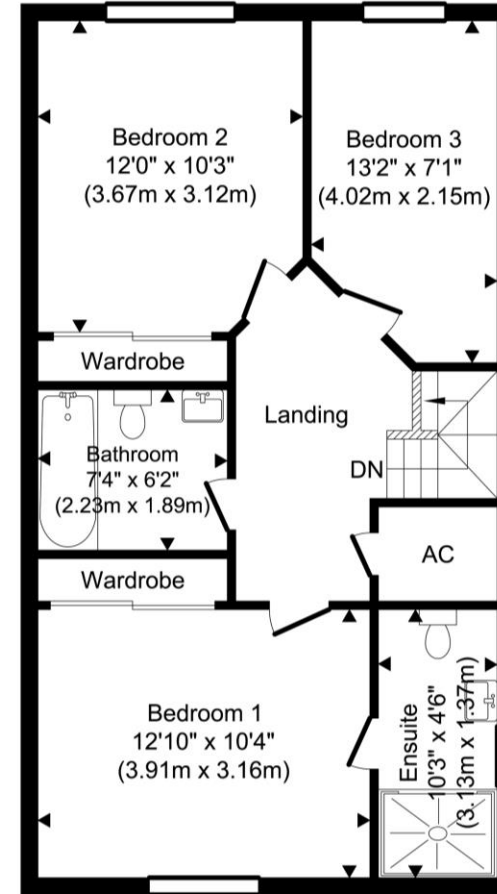
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Garage  
Approximate Floor Area  
228.94 sq. ft.  
(21.27 sq. m)



Ground Floor  
Approximate Floor Area  
591.15 sq. ft.  
(54.92 sq. m)



First Floor  
Approximate Floor Area  
588.14 sq. ft.  
(54.64 sq. m)

TOTAL APPROX. FLOOR AREA 1408.24 SQ.FT. (130.83 SQ.M.)

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