

16 Daking Avenue, Boxford, Sudbury, Suffolk, CO10 5QA



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Boxford, Suffolk

DAVID
BURR



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Boxford is a pretty village set within the Box Valley and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of amenities which include a school, shops, two public houses, post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury (5 miles), Hadleigh (4 miles) and Colchester (8 miles) the latter with a direct commuter rail service to London's Liverpool Street (45/50mins).

A well-presented three double-bedroom property in a good position within walking distance to the centre of the village. Further accommodation comprises a sitting/dining room, garden room to the rear, kitchen, cloakroom and family bathroom. There is ample private off-street parking for two vehicles and the integral garage. There is an enclosed garden to the rear.

A three double bedroom village home presented in good order throughout, with garden room extension to the rear and benefitting from ample private parking and garaging.

Obscured UPVC clad security door opening to:

ENTRANCE PORCH: With laminate flooring and further door to:

SITTING/DINING ROOM: 26' 8" x 8' 0" (8.19m x 2.44m) With window to front and sliding doors leading to the garden room. Brick open fireplace and hearth. Stairs rising to the first floor.

GARDEN ROOM: 9' 5" x 8' 1" (2.89m x 2.24m) Oak flooring, windows to the side, skylight window and French doors to the rear.

KITCHEN: 11' 1" x 7' 4" (3.37m x 2.27m) Fitted with a range of base units and drawers with matching wall mounted cupboards and display cabinets. One and half bowl sink and drainer unit with mixer tap. Integrated appliances include eye level double electric oven and electric hob and storage cupboard with water softener. Space and plumbing for washing machine and dishwasher and window to the rear.

CLOAKROOM: Fitted with close coupled WC, wall mounted washbasin, tiled flooring.

LANDING: Built in storage cupboard, radiator and hatch to loft.

BEDROOM 1: 14' 0" x 9' 5" (4.27m x 2.87m) Window to the front, radiator, large double wardrobe.

BEDROOM 2: 10' 4" x 9' 8" (3.18m x 2.99m) With window to front, radiator and built in double wardrobe.

BEDROOM 3: 10' 3" x 9' 5" (3.14m x 2.91m) With window to rear, radiator and built in double wardrobe.

BATHROOM: 9' 5" x 7' 9" (2.91m x 2.42m) Fitted with close coupled ceramic WC, wing handbasin set above vanity unit, and fully tiled separately screened corner shower unit Mira power shower. Wall-mounted chrome heated towel rail, built in airing cupboard with hot water cylinder tank and obscured glass window to rear.

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Outside

To the front of the property there is off street parking for two vehicles and access to the integral garage.

The garden to the rear has railway sleeper boarded lawn with a patio to the lower section and a further patio to the rear. There are established borders an oil tank and a gate to the rear: **GARAGE: 16' 8" x 7' 4"** (5.14m x 2.25m) Up and over door to front and power and light connected.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

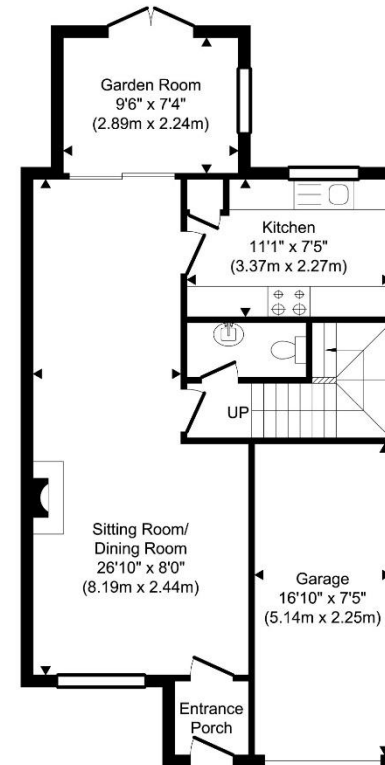
TENURE: Freehold

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

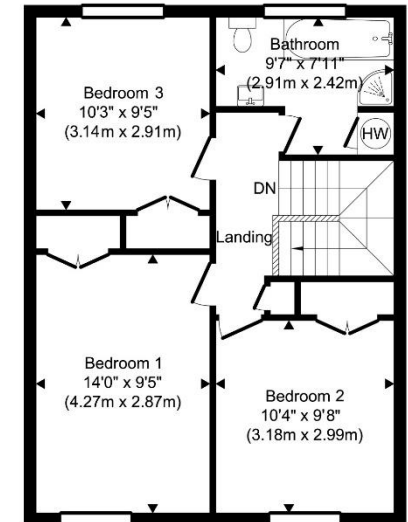
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:C**

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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.



Ground Floor
Approximate Floor Area
644.43 sq. ft.
(59.87 sq. m)



First Floor
Approximate Floor Area
520.97 sq. ft.
(48.40 sq. m)

TOTAL APPROX. FLOOR AREA 1165.40 SQ.FT. (108.27 SQ.M.)

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