



**41 Brook Hall Road,  
Boxford, Suffolk**

**DAVID  
BURR**







# 41 Brook Hall Road, Boxford, Sudbury, Suffolk, CO10 5HS

Boxford is a pretty village 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, public house, 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).

Occupying the premier position at the foot of a small, well-planned development this three-bedroom detached property is set adjacent to a privately owned lake and enjoys an unspoilt aspect with views across rolling farmland. A well-appointed, adaptable property offering accommodation arranged via three ground floor reception rooms and offering excellent potential to extend and adapt (subject to the necessary planning consents). Whilst fair to suggest the property would benefit from modernisation/updating, it sits centrally within its plot with notable attributes including UPVC framed double glazed windows, an AGA kitchen and an outstanding aspect across gently rolling farmland. Further benefits to the property include a carport, ample private parking via a shingled driveway and defined rear gardens with multiple timber framed external stores and a further garden area that expands beside the adjacent lake.

## **A three-bedroom detached property occupying a premier position on a small, well-planned development arranged via three ground floor reception rooms, offering an aspect across rolling farmland and a lake. Further benefits to the property include a carport, ample private parking and rear gardens.**

UPVC framed door with obscured panel-glazing opening to:

**ENTRANCE HALL:** With glass framed double doors opening to:

**INNER HALL:** (2.06m x 1.63m) With staircase off and door to useful understair storage recess. Further door to:

**SITTING ROOM:** (5.36m x 3.50m) Afforded a triple aspect with windows to front and side and electric fireplace.

**AGA KITCHEN/BREAKFAST ROOM:** (4.37m x 3.79m) Fitted with an extensive range of matching base units with preparation surfaces over and part glass fronted wall units. Single sink unit with vegetable drainer to side, mixer above and afforded a dual aspect with UPVC framed double

glazed casement windows to side and rear. The focal point of the room is a three door AGA. With wood effect flooring throughout and door to:

**SHOWER ROOM:** (2.45m x 1.06m) Fitted with ceramic WC, wash handbasin and fully tiled shower unit with shower attachment.

**PANTRY:** (1.78m x 1.36m) With window to side and extensive range of fitted shelving.

**UTILITY ROOM:** (4.34m x 1.75m) Fitted with a matching range of base and wall units with preparation surfaces over. Stainless steel single sink unit with hot and cold tap, space for washing machine/dryer and door to outside. Further door to:

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**BOILER ROOM:** (1.94m x 1.12m) With a range of useful fitted shelving and also housing oil fired boiler.

**DINING ROOM:** (5.75m x 3.01m) Afforded a dual aspect with UPVC framed casement window to front, panel glazed sliding door to rear opening to:

**GARDEN ROOM:** (4.07m x 3.11m) With a glazed surround on three sides set beneath a pitched roof line with double doors opening to the rear terrace. Affording an outstanding aspect with views across the gardens and rolling farmland beyond.

## First floor

**LANDING:** With casement window to side and door to linen store housing water cylinder with useful fitted shelving.

**BEDROOM 1:** (3.82m x 3.48m) Afforded a dual aspect with outstanding views across the surrounding landscape. Door to fitted wardrobe with a hanging rail and useful fitted shelving.

**BEDROOM 2:** (3.53m x 2.88m) Afforded a dual aspect with a UPVC framed casement window range to front and side affording views across rolling farmland and lake. Door to:

**STORE ROOM:** (1.38m x 1.27m) With attached hanging rail and useful fitted shelving.

**BEDROOM 3:** (2.59m x 2.43m) With casement window to side.

**FAMILY BATHROOM:** (2.93m x 1.83m) Fitted with ceramic WC, bath with tiling over and pedestal wash handbasin. Obscured glass casement window to side.

## Outside

The property is situated at the foot of Brook Hall Road enjoying a stand-alone position and approached via a shingled area providing private parking for approximately eight vehicles. Offering a generous plot size to front, side and rear with a direct aspect across the adjacent lake, fence line border and hedging.

**CARPORT:** (6.00m x 3.07m) Set immediately to the side of the property. Provides a gated access to rear opening to:

A further walkway and expanse of lawn. Within the gardens are sited a number of timber framed external stores with an area of garden continuing beyond, immediately bordering the lake. With an aspect across rolling farmland to both front and rear the property enjoys the premier position on the development.

**TENURE:** Freehold

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

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

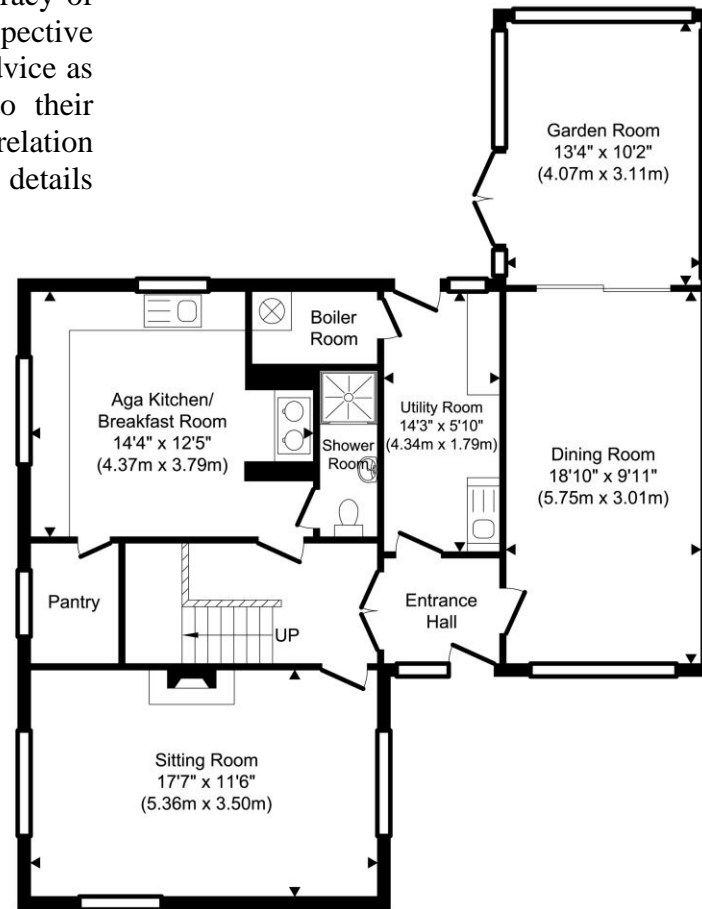
**WHAT3WORDS:** weep.fells.commenced

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

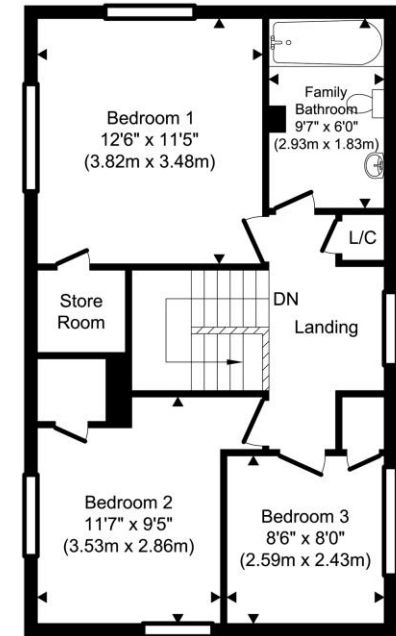
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**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  
983.92 sq. ft.  
(91.41 sq. m)



First Floor  
Approximate Floor Area  
539.37 sq. ft.  
(50.11 sq. m)

TOTAL APPROX. FLOOR AREA 1523.30 SQ.FT. (141.52 SQ.M.)  
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