



**9 Goodlands
Boxford, Suffolk**

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9 Goodlands, Boxford, Sudbury, Suffolk, CO10 5AA

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, two public houses, post office, butchers, doctors' surgery and wine bar. 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 Liverpool Street (45/50mins).

A three double bedroomed detached property enjoying an attractive position, on a small, well-planned development, located in the well regarding Suffolk parish of Boxford. Offering an accommodation schedule of approximately 1100 sq. ft arranged over two floors. The property offers exceptionally well-maintained accommodation throughout, fuelled by an air source heat pump system, the property enjoys underfloor heating throughout the ground floor with LVT flooring, a composite topped fitted kitchen with Neff appliance and UPVC framed double doors from the sitting room opening onto the rear terrace and gardens. Three first floor double bedrooms are enhanced by a well-presented family bathroom suite. Further benefits to the property include garaging, allocated off street parking and private, well screened rear gardens with border planting.

An exceptionally well presented, three double bedroom detached property enjoying an attractive position within walking distance of the centre of the village. Further benefitting from garaging, ample private parking and private, well screened rear gardens.

UPVC clad security door opening to:

ENTRANCE HALL: With LVT flooring and underfloor heating. Staircase rising to first floor and door to useful under stairs storage recess. Further door to:

SITTING ROOM: (4.6m x 3.1m) With casement window to rear, double doors opening to the rear terrace and gardens and a central electric fireplace with Oak mantel over. Range of LED spotlights.

KITCHEN/DINING ROOM: (3.6m x 2.6m) Fitted with a matching range of wood effect fronted base and further range of wall units. Composite preparation surfaces with upstands above, stainless steel single sink unit with vegetable drainer to side and mixer tap above. Integrated appliances include a Neff oven with four ring induction hob, extraction hood above and integrated fridge/freezer. Further fitted appliances include a Neff dishwasher and space for a washing machine/dryer. The kitchen

units comprise a range of soft close cutlery drawer, deep fill pan drawers, fold out drawer with spice rack and range of under sink shelving. Tiled flooring throughout, casement window to front affording an attractive aspect across the front garden and a range of LED spotlights.

CLOAKROOM: (1.9m x 1.1m) Fitted with ceramic WC, wash hand basin and a floating gloss fronted unit and a range of half height and floor to ceiling tiling.

STOREROOM: With underfloor heating manifolds and providing useful cloaks storage space.

First floor

LANDING: With hatch to loft and door to store room with pressurised water cylinder fitted with useful shelving.

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BEDROOM 1: (4.6m x 3.1m) With casement window range to front, door to recessed store with useful fitted shelving. Range of LED spotlights.

BEDROOM 2: (6.5m x 2.6m) Situated above the garage and afforded a dual aspect with casement window range to front and rear with a range of LED spotlights and aspect across the gardens to the rear.

BEDROOM 3: (3.9m x 2.7m) A versatile room, ideally suited as a double bedroom offering excellent scope as an office/study if so required with casement window range to the rear, part mirror fronted wardrobes units with LED spotlights.

FAMILY BATHROOM: (2.4m x 2.0m) A high specification bathroom suite fitted with ceramic W.C, wash hand basin within a floating gloss fronted unit and bath with both mounted and handheld shower attachment above. Wall mounted heated towel radiator.

Outside

The property is situated on the Goodlands development, a small but well-planned development located within walking distance of the village primary school, butchers, pubs, wine bar and range of other facilities on offer. A brick paved driveway provides allocated private parking with an area to the front with lawn and established border planting and low-level hedge line.

GARAGE: (5.4m x 2.7m) With electric up and over door, to front light and power connected and frosted glass personal door to rear.

The gardens are arranged via a rear terrace with artificial lawn beyond, fence line border and side gated side access. The property further benefits from an external electricity point.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Air source heat pump 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.

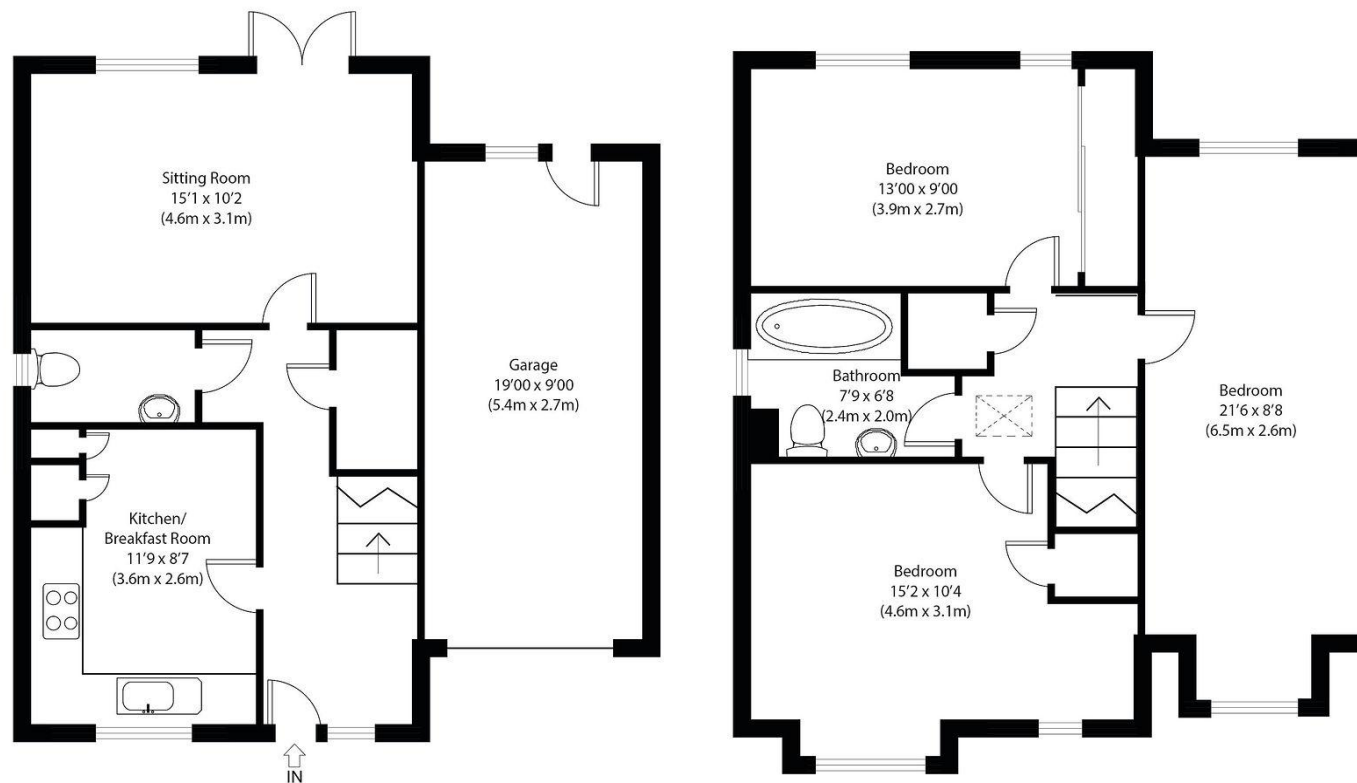
WHAT3WORDS: [`///trumpet.nerd.classic`](#)

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.

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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Ground Floor

First Floor



Approximate Gross Internal Area
1175 sq ft (109 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

