



**19 Station Field
Boxford, Suffolk**

**DAVID
BURR**



19 Station Field, Boxford, Sudbury, Suffolk, CO10 5AD

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, 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 two-bedroom, semi-detached bungalow constructed in 2016 and located on the outskirts of the popular village of Boxford. Further benefits to the property include wooden floors throughout, fitted shutter blinds to the windows, beautiful countryside views to the rear and a short walk to the village Centre.

HALLWAY: A wide welcoming space with large linen cupboard and shelving hot water cylinder tank, hatch to loft, radiator and doors to.

SITTING/ DINING ROOM: (4.7m x 3.3m) Situated to the rear of the property with French doors to the rear opening to the garden and providing views over the farm land beyond. There are downlights and radiator.

KITCHEN: (3.1m x 2.0m) Fitted with a range of base units and matching wall mounted cupboards, integrated appliances including fridge/freezer, washing machine, dishwasher, double electric oven, electric hob, stainless steel and glass extractor hood, worksurface with inset one and a half bowl stainless steel sink and drainer unit, tiled flooring. Windows to the front.

BEDROOM 1: (3.9m x 3.3m) Built-in wardrobe, radiator, window to the front looking towards a greensward.

BEDROOM 2: (3.5m x 2.2m) Window to the rear, radiator, overlooking the garden and benefitting from rolling countryside views.

SHOWER ROOM: (2.2m x 2.0m) Fitted with a glass cubicle with mixer shower, close coupled WC, pedestal wash basin, heated towel rail, double glazed window to the side.

Outside

The outside spaces are a fantastic feature of the property with lawn to front and two dedicated parking spaces, there is a pathway leading to the front door and a further pathway to the rear garden with gated access.

The garden to the rear is principally laid with paving and shingled areas with several raised planters. There is exterior lighting and the air source heat pump. A standout feature is an impressive summer house with double glazed windows and french doors. The garden enjoys far reaching views across the rolling farmland to the rear.

AGENTS NOTE: A service charge is payable each month that includes building insurance, street lighting and communal area maintenance. This is currently payable at £19.05 pcm.

SERVICES: Mains water, electricity and drainage are connected. Air source heat pump (ASHP) technology. **NOTE:** None of the services have been tested by the agent.

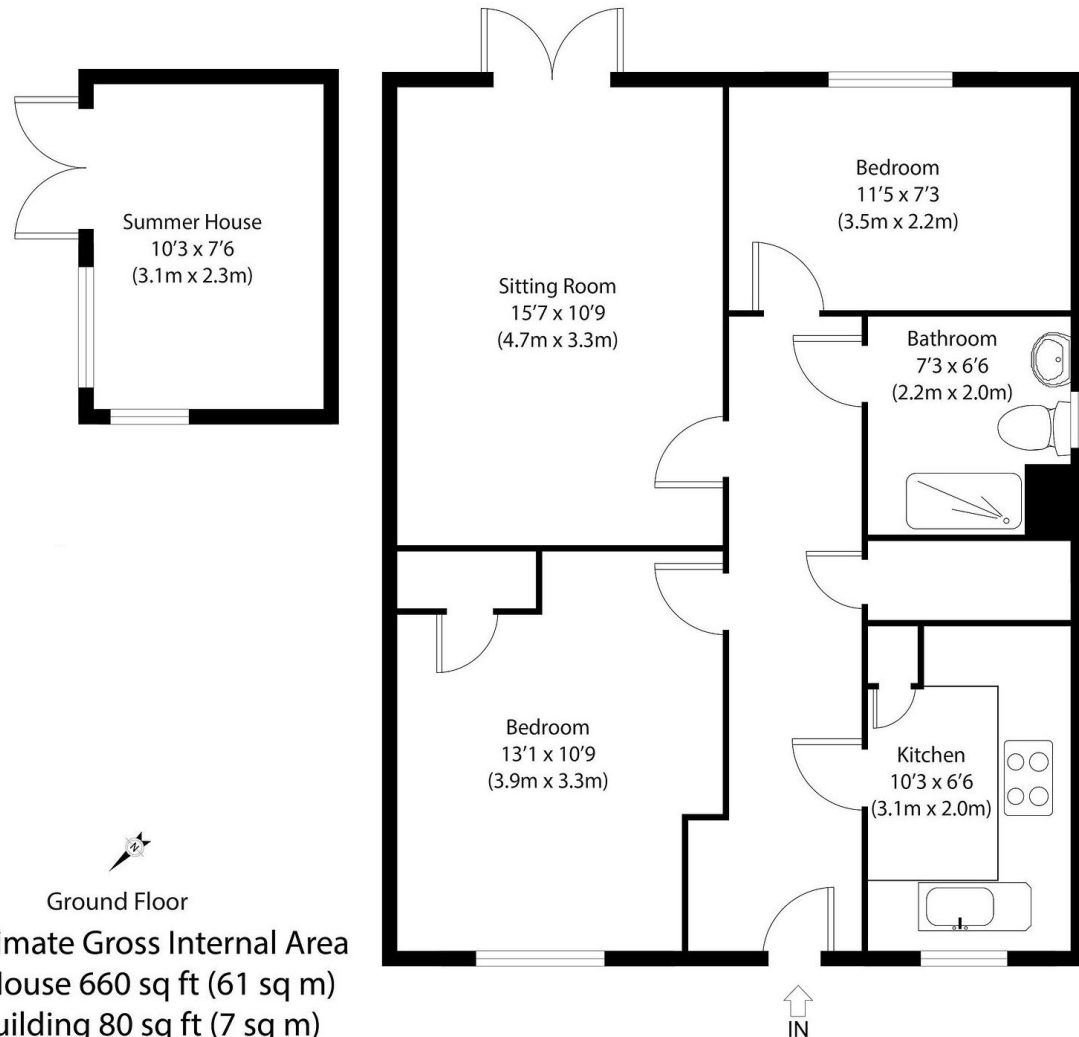
EPC: C. A copy of the report is available upon request.

LOCAL AUTHORITY: Babergh Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (01473 822801) **Band:** B

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approximate Gross Internal Area

Main House 660 sq ft (61 sq m)

Outbuilding 80 sq ft (7 sq m)

Total 740 sq ft (69 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

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BURR

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