



**20 Brook Hall Road
Boxford, Suffolk**

**DAVID
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20 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).

A four bedroom detached property enjoying a tucked away position at the foot of a small, well-planned development located a short walk from the centre of the historic Suffolk village of Boxford. Having not been offered to the market for a period in excess of 50 years, the property offers an accommodation schedule of approximately 1,500sq ft arranged via two floors comprising two ground floor reception rooms and ample scope for further enhancement and extension (subject to the necessary planning consents). Notable retained features include parquet flooring through the ground floor, UPVC framed double glazed windows and doors in addition to a yorkstone fireplace (presently decommissioned). Further benefits to the property include garaging, ample private parking and a total plot size of approximately 0.22 acres, enjoying an easterly rear aspect.

A four bedroom detached property enjoying a village location within the parish of Boxford. Offering an accommodation schedule arranged via two ground floor reception rooms with approximately 1,500sq ft of internal accommodation. Further benefits include garaging, off-street parking and east facing gardens with a total plot size of approximately 0.22 acres.

Obscured glass panel glazed UPVC clad security door opening to:

ENTRANCE HALL: 20' 4" x 6' 10" (6.22m x 2.09m) With parquet flooring throughout, staircase off and door to useful understairs storage recess. Panel door to:

SITTING ROOM: 19' 10" x 11' 9" (6.05m x 3.60m) With casement window range to front, parquet flooring and a central yorkstone fireplace (presently decommissioned). Panel glazed timber double doors to rear opening to:

REAR LOBBY: 9' 8" x 4' 3" (2.96m x 1.31m) With tiled flooring throughout, panel glazed screening and window to rear affording views across the gardens and further panel glazed door to rear terrace.

DINING ROOM: 11' 8" x 10' 9" (3.56m x 3.29m) With casement window range to front and parquet flooring.

KITCHEN: 12' 10" x 9' 3" (3.92m x 2.82m) Fitted with a matching range of wooden fronted base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap over and window range to rear affording an unspoilt aspect across the attractive rear gardens. Space for appliances including an oven with grill and extraction above, fridge/freezer and a washing machine/dryer. Half height panel glazed door to outside.

SHOWER ROOM: 6' 11" x 4' 10" (2.12m x 1.48m) Fitted with ceramic WC, pedestal wash hand basin and shower with fitted shower attachment. Wall mounted heated towel rail, LED spotlights and obscured glass casement window to rear.

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First floor

LANDING: With casement window to front, hatch to loft and door to:

BEDROOM 1: 11' 9" x 10' 7" (3.60m x 3.25m) With window range to front affording an elevated aspect.

BEDROOM 2: 11' 11" x 9' 8" (3.65m x 2.96m) With window range to front affording elevated views.

BEDROOM 3: 12' 0" x 9' 9" (3.66m x 2.99m) Casement window range to rear affording an easterly aspect across the established, well-screened rear gardens.

BEDROOM 4: 11' 11" x 8' 10" (3.65m x 2.71m) Requiring decorative modernisation/enhancement with casement window range to rear and double doors to linen store with water cylinder and useful fitted shelving.

FAMILY BATHROOM: 6' 7" x 5' 4" (2.03m x 1.65m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment over. Obscured glass casement window to rear.

Outside

The property is situated on Brook Hall Road, tucked away towards the foot of the development with allocated off-street parking and direct access to a hard standing driving providing tandem parking for two vehicles and direct access to the:

GARAGE: 17' 0" x 8' 2" (5.20m x 2.49m) With up and over door to front, light and power connected, skylight and window to rear.

Gated side access opens to the rear gardens, one of the property's most striking attributes with a central expanse of lawn, breadth of mature trees

including a substantial oak to rear. Benefitting from decades of maturity with established borders, range of walkways cut through the diverse planting with rose beds, archways and providing further considerable scope for landscaping and development.

AGENTS NOTE: The property benefits from 16 photovoltaic solar panels positioned across the front and rear roof elevations. The property is further enhanced by battery storage which is set within the loft space.

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: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///surely.shook.anyway

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

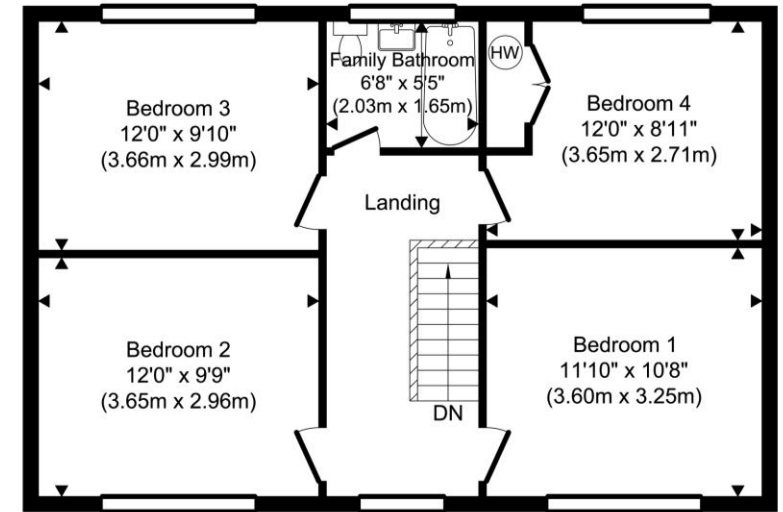
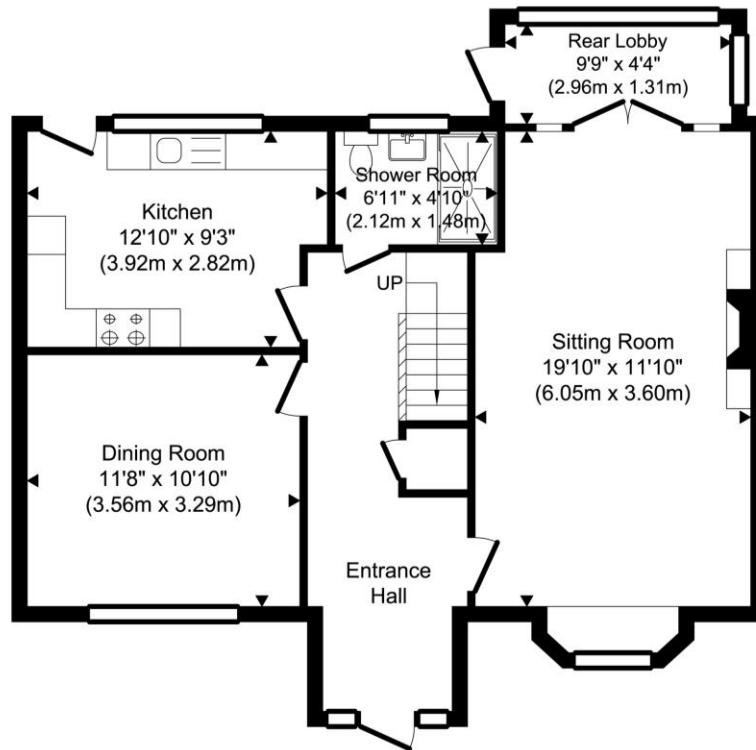
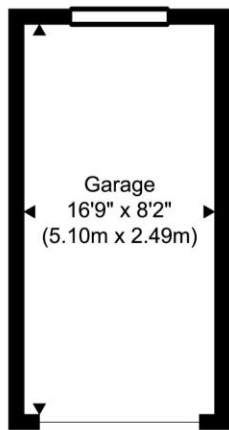
BROADBAND: Up to 1000 Mbps (Source Ofcom).

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
136.59 sq. ft.
(12.69 sq. m)

Ground Floor
Approximate Floor Area
715.36 sq. ft.
(66.46 sq. m)

First Floor
Approximate Floor Area
631.62 sq. ft.
(58.68 sq. m)

TOTAL APPROX. FLOOR AREA 1483.59 SQ.FT. (137.83 SQ.M.)

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