



Boxfield Road, Axminster EX13 5LB

welcome to

Boxfield Road, Axminster

Fox & Sons are delighted to bring to the market this unique and spacious three bedroom semi detached home, situated in Boxfield Road, just a stones throw away from the centre of the historic market town of Axminster.

Entrance Hallway

Entered via wooden front door with opaque glass insert panels, stairs rising to first floor, space under stairs for storage, wall mounted fuseboard, spotlights

Downstairs Cloakroom

uPVC double glazed opaque window to front aspect, hand wash basin, low level WC, wall mounted boiler, ceiling light point

Open Plan Kitchen/Lounge

Kitchen Area 13' 03" max x 9' 7" max:

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over, 1.5 stainless steel drainer sink, induction hob with cooker hood over, integrated electric oven/grill, integrated dishwasher, space for free standing fridge/freezer, spotlights

Lounge Area 13' 1" max x 12' 4" max:

uPVC double glazed sliding doors leading to garden, log burner set beneath feature wooden mantle, radiators, ceiling light point

Dining Room

12' 4" max x 8' 9" max (3.76m max x 2.67m max)

uPVC double glazed French doors leading to garden, feature cast iron fireplace, built in shelves, radiator, ceiling light point

Landing

Built in laundry cupboard on stairs with space for washing machine, built in shelving, uPVC double glazed window to front aspect, loft hatch, ceiling light point

Master Bedroom

13' 3" max x 12' 4" max (4.04m max x 3.76m max)

uPVC double glazed window to rear aspect with views of garden, park beyond and hills in the distance, feature cast iron fireplace, radiator, ceiling light point

Bedroom Two

12' 5" max x 8' 9" max (3.78m max x 2.67m max)

uPVC double glazed window to rear aspect with views of garden, park beyond and hills in the distance, radiator, ceiling light point

Bedroom Three

8' 8" max x 7' 5" max (2.64m max x 2.26m max)

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window to front aspect, panel bath with rainfall shower over, hand wash basin, low level WC, heated towel rail, spotlights

Rear Garden

Timber fence enclosed rear garden, predominantly laid to lawn, decked patio area, outside water supply, flowerbeds and tree, paved area to side of property with front access gate, path leading to garden annexe with storage shed to the rear

Garden Annexe

18' 9" max x 11' 5" max (5.71m max x 3.48m max)

Brick built garden annexe with entrance hallway, spacious living/working space, kitchenette and en-suite shower room





Parking

Paved driveway to front of the property with space for numerous vehicles, timber fence enclosed towards front of property with gravel and flowers, wrought iron gate leading to porch covered front door with outside light



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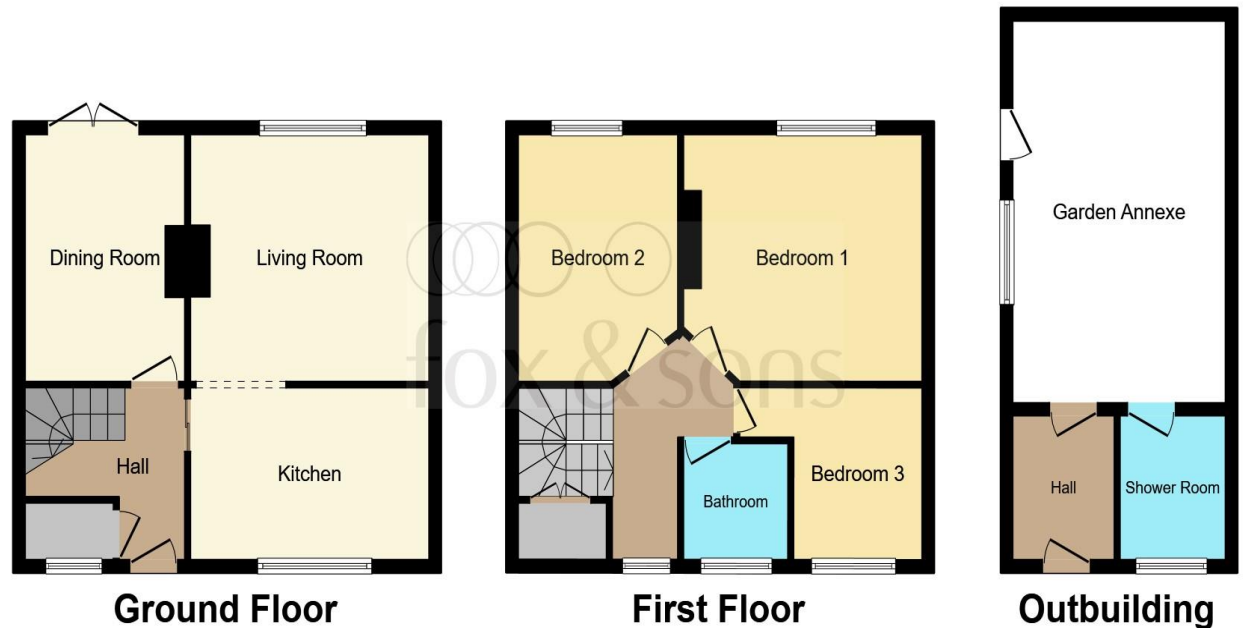
Boxfield Road, Axminster

- COUNCIL TAX BAND B
- SEMI-DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER/LOUNGE
- GARDEN ANNEXE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£340,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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AXM104758 - 0002

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