

Daking Avenue, Boxford, Sudbury CO10 5QA



welcome to

Daking Avenue, Boxford, Sudbury

NO ONWARD CHAIN Set within the highly regarded village of Boxford is this well-presented and spacious three bedroom home with a large lounge/diner and study. The property is further enhanced with a garage in block.













Entrance Hall

Double glazed door to front aspect. Door leading to:-

Lounge / Diner

26' 10" max x 14' 1" narrowing to 8' 6" (8.18m max x 4.29m narrowing to 2.59m) Double glazed window to front aspect. Stairs rising to first floor. 2 electric heaters. Door leading to study and:-

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m)

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with extractor over. Space for appliances.

Study

8' 4" x 6' 8" ($2.54m \times 2.03m$) Double glazed window to rear aspect and double glazed door leading to garden. Electric heater.

Landing

Double glazed window to rear aspect. Stars rising from lounge/diner. Access to loft, electric heater, airing cupboard.

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m) Double glazed window to front aspect. Built in wardrobe, electric heater.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to rear aspect. Built in wardrobe, electric heater.

Bedroom Three

9' 1" x 6' 1" ($2.77m \times 1.85m$) Double glazed window to front aspect. Built in wardrobe, electric heater.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, heated towel rail.

Front Garden

A pathway leads to the front door with the remainder being predominantly laid to lawn with shrubs.

Rear Garden

The rear garden has areas of patio and lawn.

Garage In block.





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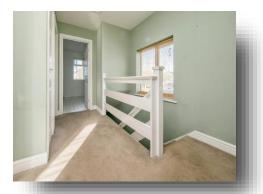
Daking Avenue, Boxford, Sudbury

- No onward chain
- Large lounge/diner
- Study area
- Garage in block
- Popular village location

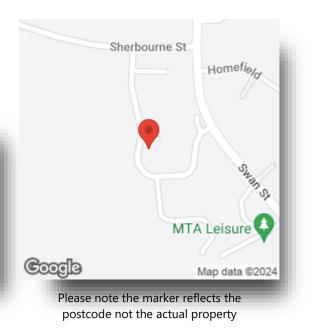
Tenure: Freehold EPC Rating: F

offers in excess of

£270,000







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Property Ref: SUD110062 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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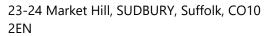
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