



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 x 2.03m)

Double glazed window to rear aspect and double glazed door leading to garden. Electric heater.

Landing

Double glazed window to rear aspect. Stairs 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 x 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

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110062 - 0004

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