

**Stone Street Road, Boxford, Sudbury CO10 5NP** 

# welcome to

# **Stone Street Road, Boxford, Sudbury**

Set at the end of a quiet lane in the highly regarded village of Boxford is this beautiful extended three bedroom home with a stunning family kitchen and further enhanced with a private garden and a large detached garage/workshop.

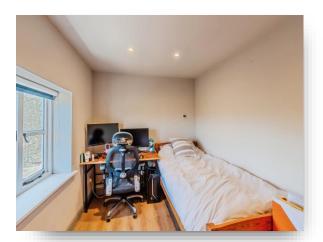












#### **Covered Porch**

Door to:-

#### **Entrance Hall**

Stairs rising to first floor. Window to rear aspect. Doors leading to kitchen and lounge.

### **Wet Room**

Window to front aspect. Suite comprising low level WC, vanity wash hand basin and walk in shower cubicle. Extractor fan. Underfloor heating.

## Lounge

12' 10" x 11' 10" ( 3.91m x 3.61m )

Window and door to front aspect. Fireplace housing inset wood burner. Storage cupboard.

# Study

11' x 7' 1" ( 3.35m x 2.16m )

Window to side aspect. Underfloor heating. Storage cupboard.

## Kitchen / Diner

19' 5" x 13' 9" ( 5.92m x 4.19m )

Vaulted ceiling. Two double glazed windows to side aspect. Double glazed french doors with side panels leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Island with butler sink set into worktop. Integral double oven and five ring gas hob with hood over. Underfloor heating.

#### **Bedroom One**

12' 6" x 9' 4" ( 3.81m x 2.84m )

Double glazed window to front aspect. Storage cupboard.

#### **Bedroom Two**

11' 5" x 7' 1" ( 3.48m x 2.16m )

Double glazed window to front aspect. Underfloor heating.

## **Bedroom Three**

10' 11" x 6' 10" ( 3.33m x 2.08m ) Velux window.

#### **Bathroom**

Window. Suite comprising low level WC, vanity wash hand basin and bath with shower over. Underfloor heating.

#### Rear Garden

The garden wraps round the property with seating areas and areas of lawn.

## Garage

24' x 17' 11" ( 7.32m x 5.46m )

Electric roller door. Three windows. door leading from garden. Door to Utility Room, office and cloakroom.

## **Cloakroom / Utility**

8' 2" x 5' 8" ( 2.49m x 1.73m )

Suite comprising low level WC and wash hand basin. Plumbing for washing machine.





# welcome to

# Stone Street Road, Boxford, Sudbury

- Popular village location
- Easy access to highly regarded village school
- Well serviced village
- Stunning family kitchen
- Beautiful lounge and study

Tenure: Freehold EPC Rating: E

£450,000







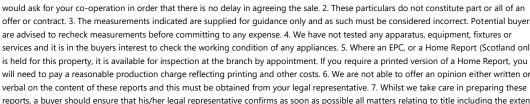
BroadSt A1071 Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110651



Property Ref: SUD110651 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.





william h brown

01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2FN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.