



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.



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



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



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 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.

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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk