



**4 The Street,
Boxted, Suffolk**

**DAVID
BURR**

4 THE STREET, BOXTED, BURY ST. EDMUNDS, SUFFOLK, IP29 4JP

Boxted is an attractive rural hamlet with fine parish church. The nearby village of Hartest (1 mile) provides a school, pub and butchers. The market town of Sudbury (6 miles) with its comprehensive facilities and commuter rail link to London Liverpool Street lies about (8 miles) south, whilst the cathedral town of Bury St Edmunds with its extensive range of amenities lies about (10 miles) north.

This charming three-double bedroom Grade II listed semi-detached cottage enjoys a lovely rural setting with a well-established garden boasting many original character features throughout.

A three-bedroom semi-detached cottage in a rural setting with off-road parking.

Rear Hall: A solid wood and glass panel door brings you to this room with doors leading to:-

KITCHEN/DINING ROOM: A double aspect room offering pretty views over the garden and countryside beyond. The kitchen is fitted with a wide range of traditional units with a wood effect worktop and matching flooring. Integrated sink with drainer unit and mixer tap with space for fridge/freezer and oven. Stairs leading to first floor and door leading to:-

SITTING ROOM: An elegant heavily beamed room with window overlooking the garden and further glass panel door leading to rear terrace. Your attention in this room is immediately drawn to the fireplace with inset log burning stove, stone hearth and oak bressumer beam with useful alcove shelving.

UTILITY/SHOWER ROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap, corner shower cubicle with overhead shower, space for shoes and coats as well as washing machine and tumble dryer.

First Floor

BEDROOM 1: A heavily beamed room with exposed original floorboards with window offering countryside views to the front with built-in wardrobe and further alcove hanging and shelving space.

BATHROOM: A three-piece suite consisting of a close coupled WC, large panel bath with mixer tap and handheld shower, pedestal wash hand basin, heated towel rail and airing cupboard.

Second Floor

LANDING: Exposed original floorboards that continue throughout this floor with space for furniture as well as offering useful storage with doors leading to:-

BEDROOM 2: A generous second bedroom with charming views over the rear garden and rolling countryside beyond.

BEDROOM 3: A spacious double bedroom with exposed timbers and field views to the front.

Outside

A granite driveway leads to a post and rail area that provides ample **OFF-ROAD PARKING** with five-bar gate and further picket fence gate leading to rear garden. The garden is predominantly laid to lawn with well established borders offering seasonal colour abutting pretty scenic views. To the rear of the property is a soft red brick **WORKSHOP** as well as a useful **POTTING SHED** and neighbouring **STORE** with a sheltered seating area found to the rear of the garden.

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SERVICES: Main water and drainage. Main electricity connected. Electric heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt – Listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** C.

PRICE: £1,250 pcm. **DEPOSIT:** £1,442.30

TENURE: A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

CONSTRUCTION TYPE: Timber.

WHAT3WORDS: wished.another.query

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



