



Stone Street, Boxford, Sudbury CO10 5NR

welcome to

Stone Street, Boxford Sudbury

NO ONWARD CHAIN Occupying a generous plot within the highly regarded and well serviced village of Boxford is this beautiful grade II listed home, brimming with character throughout and offering a spacious and flexible layout. The property is enhanced with carports and garage.

Kitchen / Diner

Stable entrance door. Two windows to front with secondary glazing. Two radiators. Exposed timbers and brick flooring. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap set into wooden worktop. Integral oven with five ring gas hob. Integral microwave. Airing cupboard. Door leading to sitting room and:-

Lounge

Two windows to side aspect and one to front aspect with secondary glazing. Two radiators. Exposed timbers. Stairs rising to first floor. Brick fireplace with inset wood burner.

Sitting Room

Large window to side aspect. Well with brick surround and iron grate. Door leading to cloakroom and:-

Snug / Ground Floor Bedroom

Vaulted ceiling. French doors to rear aspect. Windows to three aspects. Built in storage cupboards. Radiator.

Cloakroom / Utility Room

Window to side aspect. Plumbing for washing machine. Suite comprising low level WC and wash hand basin. Radiator.

Landing

Window to side aspect with secondary glazing. Exposed brick walls and timbers. Radiator.

Bedroom One

Windows to front and side aspects with secondary glazing. Vaulted ceiling. Exposed timbers, radiator.

Bedroom Two

Window to side aspect with secondary glazing. Built in wardrobes.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.

Bedroom Three

Leading to bedroom Two. Window to side aspect with secondary glazing. Vaulted ceiling. Exposed timbers. Built in wardrobes. Radiator.

Bathroom

Velux window. Exposed timbers. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Garden

A double gate leads to the large shingled driveway that in turn leads to the garage and car ports. The remainder is predominantly laid to lawn with a number of mature shrubs and trees. Summer house, garage with power and lighting. Oil tank.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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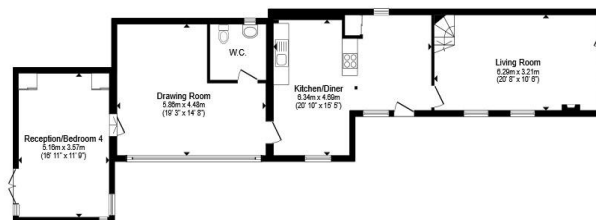
Stone Street, Boxford, Sudbury

- No onward chain
- Grade II listed character home
- Beautiful features throughout
- Two cartlodes and garage
- Highly regarded village location

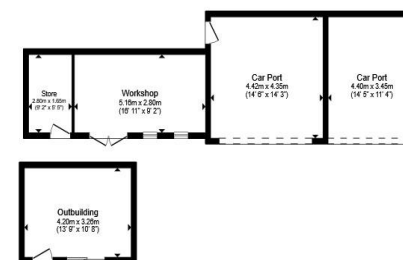
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

offers in excess of

£525,000



Ground Floor



Outbuilding



First Floor

Total floor area 179.2 m² (1,929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD110298 - 0007

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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