KEYSTONE









Homefield, Boxford, Sudbury, CO10 5PB

Offers In Excess Of £300,000

Homefield, Sudbury CO10 5PB

Backing onto playing fields in the sought-after village of Boxford, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or those seeking extra space.

The house features a lounge, providing ample room for relaxation as well as the conservatory overlooking the garden and beyond. While the property is in need of some updating, it offers a blank canvas for potential buyers to infuse their personal style and modern touches.

A notable advantage of this property is the driveway, offering convenient off-road parking as well as the large garden leading to open playing fields.

Boxford is a popular location, known for its excellent local amenities, the school, and parks, making it a desirable choice for families and professionals alike. This property is not just a house; it is a place where memories can be made and cherished for years to come. With its potential and prime location, this semi-detached house is a fantastic opportunity for those looking to invest in a home that they can truly make their own.

3 1 1 E







Entrance Door
Leading to hallway with stairs to first floor, radiator.

Lounge
Two windows to front, window to side, radiator, cupboard under the stairs housing the oil fired boiler, fireplace with brick surround and fitted electric fire.

Bathroom
Window to side, window to rear, two radiators, bathroom suite comprising bath, WC and wash basin. Tiled splashbacks.

Kitchen
Window to rear, radiator, fitted wall and base units with work surfaces over, tiled splashbacks, stainless steel sink and drainer, space for fridge/freezer, cooker and washing machine, door to:

Conservatory
Double glazed conservatory with sliding doors out to rear garden.

First Floor Landing
Window to side, window to front, airing cupboard.

Bedroom One
Window to front, radiator, built in cupboard.

Bedroom Two
Window to rear, radiator.

Bedroom Three
Window to rear, radiator.

Outside
The property benefits from a block paved driveway to the front and a path to the front door and also the gate through to the rear garden.

The enclosed, rear garden measures approximately 98 feet long and is predominantly laid to lawn with mature shrubs, borders and trees.
Oil tank. Outside tap.
Two sheds (one brick built, one timber built) both with electricity.

A path leads to the end of the garden, where there are steps up to a raised area leading to a gate that takes you onto the Boxford Playing Fields.

AGENT NOTE
Under The Estate Agency Act of 1979, we advise that the vendors are related to an estate agent/employee of Keystone IEA.

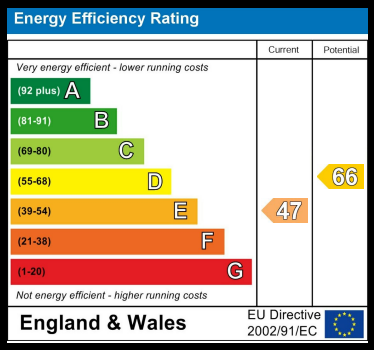


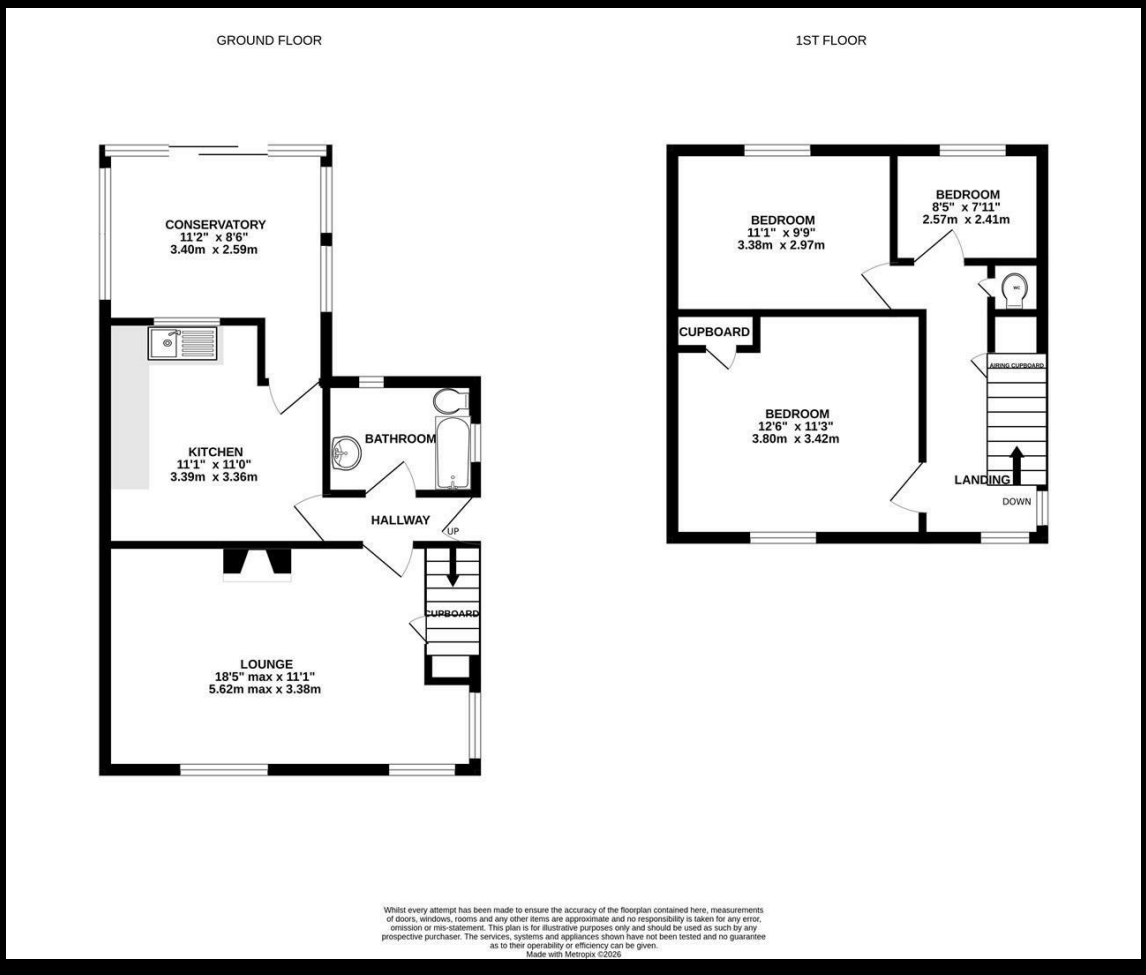
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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