

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font. The letters are slightly shadowed, giving them a three-dimensional appearance as if they are floating above the background image.

oakheart

£550,000

Offers In The Region Of
The Causeway, Boxford

Offered for sale with no onward chain is this prominent, versatile and well proportioned detached family house that is perfect for young families that are looking for space to grow and make their own.

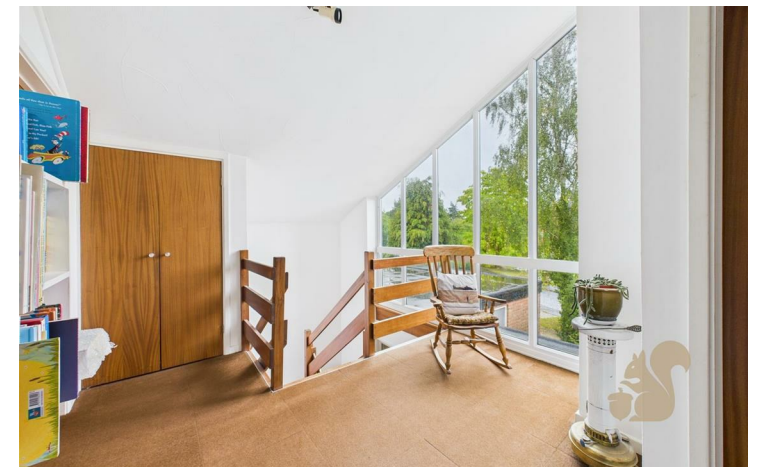
This imposing detached house has a unique architectural design with a striking glazed facade that covers both the hallway and the landing. This unique look offers handy DIY'ers and those with a vision the scope to make this property into something stand out. There is plenty of opportunity with the house for the next owners to make this house a home. The accommodation is well proportioned and versatile with the potential for a ground floor bedroom if required. In addition with the double garage having integral access to the

utility, this may be a great space for further accommodation subject to conversion.

The property occupies a well sized plot with generous gardens to both the front and rear, they are both well established with an array of thriving hedges and trees that create natural privacy and a pretty outlook. The driveway to the front offers parking for several vehicles in front of the double garage. The property is situated in a popular residential development that is within walking distance of Boxford Centre, it is a peaceful no through road that links with local pathways and walks towards the countryside. Boxford itself is a highly requested Village for its quaint original character, local Deli and Shop, Primary

School and popular Pub. It is well linked to Sudbury, Colchester and Hadleigh for larger amenity requirements.

Internally the accommodation is bright and sizeable, the ground floor comprises; A dual aspect lounge/dining room, kitchen, spacious entrance hall with timber stairs rising to the first floor, a handy utility room, ground floor bedroom, study, cloakroom and integral access to the double garage. On the first floor the glazed landing leads to three double bedrooms and a four piece bathroom suite.











Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

165.6 m²
1785 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart