

DAVID
BURR



Plot 2 - No. 5 Cygnet Court, Swan Street, Boxford, Suffolk

A high-specification four-bedroom (two en-suite) detached property located within walking distance of the centre of the highly-regarded village of Boxford, set on a small, exclusive development and offered with the benefit of 10-year NHBC Warranty.

Guide £529,995

Plot 2 - No. 5 Cygnet Court, Swan Street, Boxford, Suffolk, CO10 5NZ

An enviably situated high-specification executive four-bedroom (two en-suite) detached individual new home located on a small, exclusive development comprising five residential properties, located within the picturesque South Suffolk village of Boxford. Of traditional brick construction and set beneath a slate roofline, the property is offered with a 10-year NHBC warranty. Notable features include underfloor heating at ground-floor via an air-source heat pump, Eurocell UPVC double-glazed windows and sliding patio doors, a Corian topped Kent Blaxill Symphony kitchen, oak internal doors and LED spotlights.

| | |
|--------------------------|------------------------|
| Entrance Hall | 2 en-suite shower room |
| 34ft kitchen/living room | Family bathroom |
| Pantry and utility room | Garden |
| Cloakroom | Off-street parking |
| 4 bedrooms | Carport |

Access

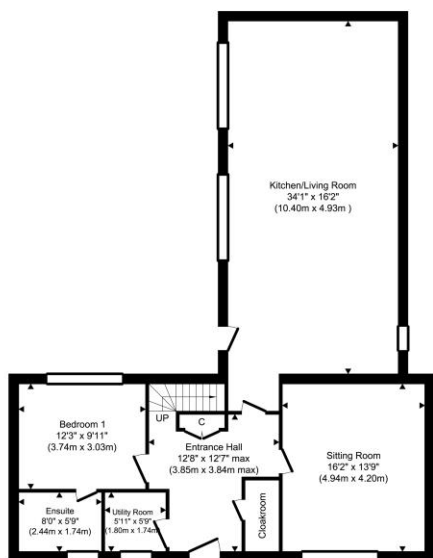
| | |
|---------------------|--------------------------|
| Hadleigh 5 miles | Market Town |
| Sudbury 7 miles | Branch line station |
| Colchester 12 miles | Colchester North Station |

Location

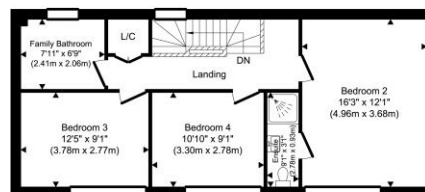
Boxford is a pretty village and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of amenities which include an Ofsted 'outstanding' rating primary school, shops and post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury, Hadleigh and Colchester the latter with a direct commuter rail service to London's Liverpool Street (50/55mins).

Outside

Further benefits include gardens to both side and rear, views at first-floor of surrounding landscape, carport allocated off-street parking for two vehicles.



Ground Floor
Approximate Floor Area
1214.60 sq. ft.
(112.84 sq. m)



First Floor
Approximate Floor Area
637.00 sq. ft.
(59.18 sq. m)

TOTAL APPROX. FLOOR AREA 1851.60 SQ.FT. (172.02 SQ.M.)
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Additional information and viewing

Services: Main water, drainage and electric. Air-source heat pump. None of the services have been tested by the agent.

Local authority: Babergh District Council (0300 1234000).

Viewing strictly by appointment with David Burr.

Leavenheath (01206) 263007

Clare (01787) 277811

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (0207) 839 0888

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