



**18 Goodlands
Boxford, Suffolk**

**DAVID
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18 Goodlands, Boxford, Sudbury, Suffolk, CO10 5AA

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 a school, shops, public house, post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury (5 miles), Hadleigh (4 miles) and Colchester (8 miles) the latter with a direct commuter rail service to London Liverpool Street (45/50mins).

A three-bedroom detached property located on a small, well-planned development, a short walk from the centre of the much sought-after Suffolk village of Boxford. Constructed by Landex development in 2016, the property offers well-planned, generously appointed accommodation with a total internal floor area of approximately 1,100sq ft arranged over two floors. Offering convenient access to the range of village amenities and facilities, the property is further enhanced by an air source heat pump system with underfloor heating throughout the ground floor accommodation. Further benefits to the property include private off-street parking for two vehicles and landscaped rear gardens.

A three-bedroom detached property situated on a small, well-planned development located a short walk from the centre of the village of Boxford. Further benefits include an air-source heat pump, underfloor heating throughout the ground floor, off-street parking and rear gardens.

UPVC clad security door with glazed panel opening to:

ENTRANCE HALL: With stripped wood effect flooring throughout with underfloor heating, LED spotlights and staircase off rising to first floor. Door to useful understair storage recess and further door opening to:

KITCHEN/BREAKFAST ROOM: 8' 8" x 12' 0" (2.63m x 3.65m) Fitted with a matching range of wooden fronted base unit with wall units above, quartz preparation surfaces over and upstands above. Inset one and a half bowl stainless steel sink unit with mixer tap above and casement window to front. Integrated appliances include a Neff oven with four ring induction hob above, extraction hood over, fridge/freezer and dishwasher. Space and plumbing for washing machine/dryer.

SITTING ROOM: 15' 2" x 10' 2" (4.61m x 3.09m) With casement window to rear, LED spotlights and french doors opening to the rear terrace and garden.

STUDIO: 8' 10" x 18' 10" (2.69m x 5.74m) Fitted with a range of wall mounted shelving units, work surfaces, windows to front and french doors to rear opening to the rear terrace and garden. Tiled flooring throughout with electric underfloor heating and LED spotlights.

CLOAKROOM: Partly tiled and fitted with ceramic WC, wash hand basin within a vanity unit and wall mounted mirror. LED spotlights and obscured glass window to side.

First floor

LANDING: With hatch to loft, LED spotlights and door to linen store housing water cylinder with useful fitted shelving.

BEDROOM 1: 15' 2" x 10' 4" (4.61m x 3.16m) With windows to front, LED spotlights and useful storage cupboard.

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BEDROOM 2: 8' 10" x 18' 10" (2.69m x 5.74m) With windows to front and rear and LED spotlights.

BEDROOM 3: 10' 0" x 10' 2" (3.05m x 3.09m) With windows to rear, two sets of mirror fronted fitted wardrobes and LED spotlights.

FAMILY BATHROOM: 7' 9" x 5' 5" (2.35m x 1.66m) Predominantly tiled and fitted with ceramic WC, wash hand basin within a gloss fronted unit and bath with shower attachment over. Wall mounted heated towel radiator and LED spotlights.

Outside

The property is situated on the popular Goodlands development and is approached via a brick paved parking area with space for approximately two to three vehicles.

The gardens envelop the property with a stone paved terrace abutting a single expanse of lawn with brick and fenced borders and fledgling border planting.

TENURE: A holding deposit of one week's 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, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Air source heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///costs.reinvest.speared

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

BROADBAND: Up to 80 Mbps (Source Ofcom).

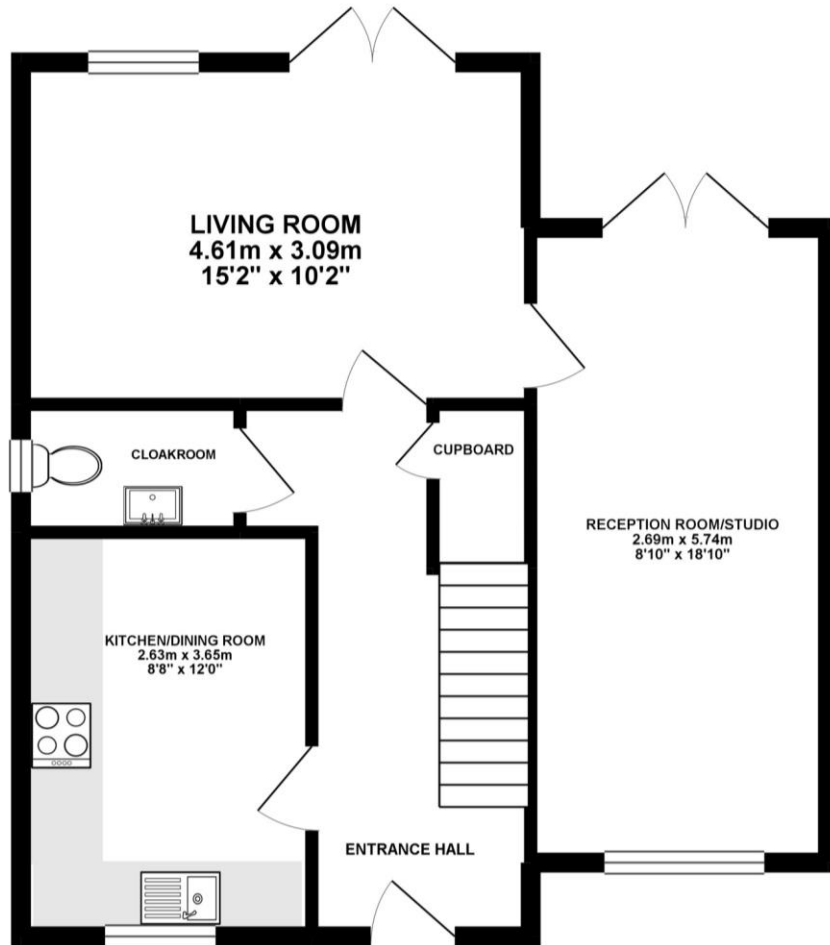
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

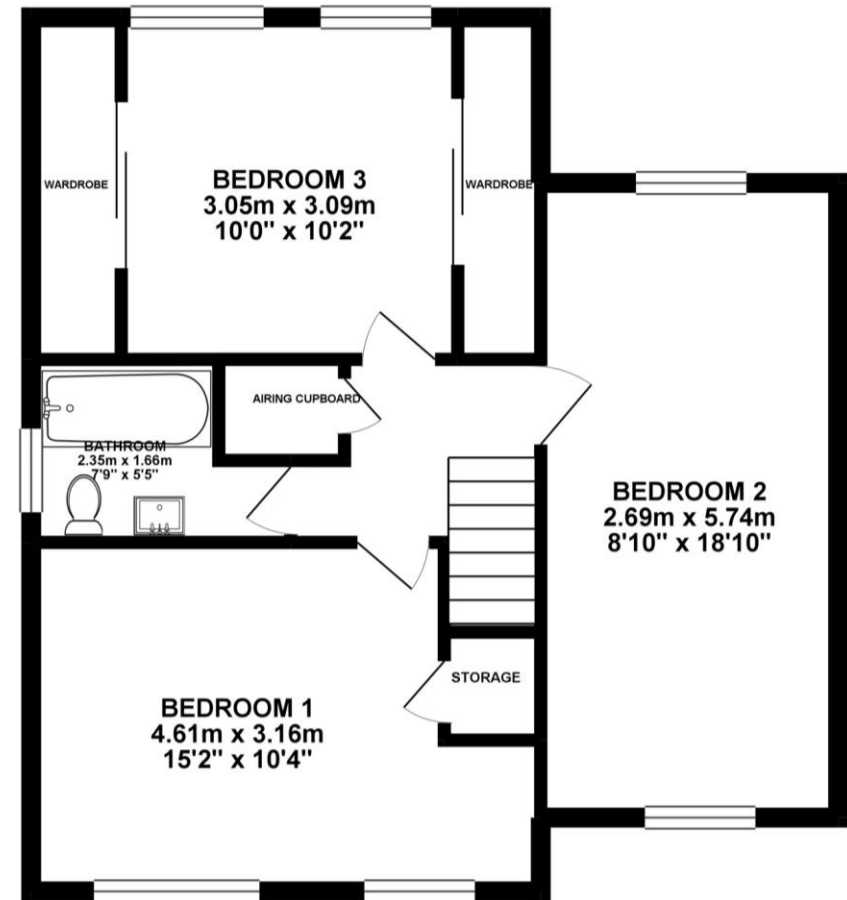
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GROUND FLOOR 51.89 sq. m.
(558.49 sq. ft.)



1ST FLOOR 51.88 sq. m.
(558.49 sq. ft.)



TOTAL FLOOR AREA : 103.77 sq. m. (1116.98 sq. ft.) approx.

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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