



£450,000

Stone Street Road, Boxford, Sudbury,
Suffolk



THE PROPERTY

This charming three-bedroom semi-detached cottage has been extended to offer spacious and versatile living, blending character with modern comfort.

The ground floor features a storm porch leading to a welcoming hall, providing access to the shower room, sitting room, and kitchen/diner. The fully tiled shower room includes a glass-screened shower, W/C, and wash basin. The sitting room boasts a fireplace and front-facing window, with steps down to a quiet study.

The heart of the home is the bright kitchen/diner, featuring fitted units, integrated ovens, a butler sink, and bi-fold doors opening to the rear garden.

Upstairs, three well-proportioned bedrooms enjoy ample natural light. The family bathroom includes a bath, W/C, and wash basin.

Externally, the property offers a large garage with power, a utility/washroom, a lawned rear garden with mature borders, and a patio area with steps to a second lawned section.

THE LOCATION

Set in the sought-after village of Boxford, this home enjoys a vibrant community, a well-regarded primary school, a pub, a shop, and a café. The River Box adds to its scenic charm, with countryside walks and cycling routes nearby.

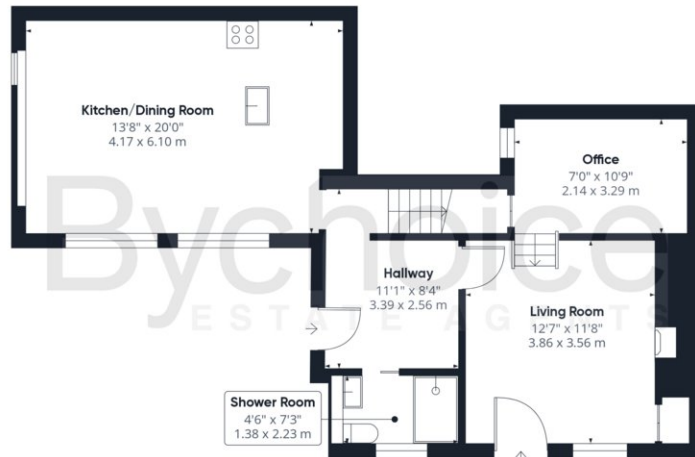
Boxford offers easy access to Sudbury and Hadleigh, with Sudbury station providing rail links to London. The A12 and A14 are also within reach, making it ideal for commuters.

With its period charm, strong community, and excellent amenities, Boxford is perfect for embracing village life with modern conveniences.

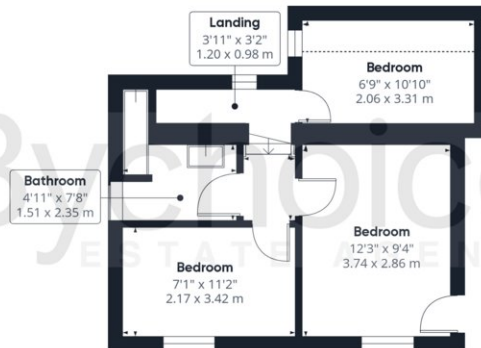








Ground Floor



Floor 1

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Approximate total area¹⁾

959.72 ft²
89.16 m²

Reduced headroom

20.55 ft²
1.91 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council & Council Tax Band – Babergh District Council - Band B

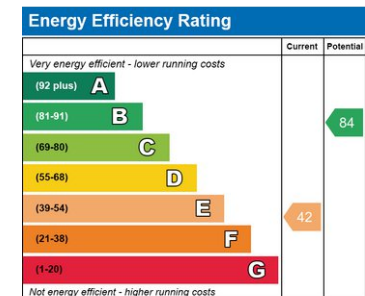
Tenure – Freehold

Broadband – Superfast broadband available with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps available

Mobile Coverage – Voice & Data likely outdoor with EE, O2, Vodafone & Three

Utilities – Mains Drainage, Water, Electric, Electric Heating

Property Construction – Brick Construction



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

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