



The Rosary
Boxford, Suffolk

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The Rosary, Calais Street, Boxford, Sudbury, Suffolk, CO10 5JA

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 primary school, shops, two public houses, post office, doctors' surgery and cafe/wine bar. 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's Liverpool Street (45/50mins).

A beautiful bespoke four bedroom (two en-suite) detached property affording a wealth of natural light arranged over two floors, comprising an accommodation schedule of approximately 2,710sq ft. Further benefits to the property include underfloor heating through the ground floor, LED lighting and five-amp lighting circuit in sitting room. There is ample private parking, double garage and private rear gardens.

Double wooden doors with side glass panelling opening to:

ENTRANCE HALL/SNUG: 27' 0" x 16' 4" (8.20m x 5.00m) With inset coir matt, wooden flooring throughout and window ranges to all aspects. Staircase with glass panelling rising to first floor, door to full height cupboard and opening to:

KITCHEN/DINING AREA: 20' 5" x 17' 5" (6.20m x 5.30m) Fitted with a matching range of wall mounted cabinetry and base units with marble preparation surfaces over and drawers. Inset stainless steel one and a half-sink unit with mixer tap over and upstands above. Integrated appliances including twin eye level Bosch ovens and twin full height fridge/freezers and AEG dishwasher. Island unit with Neff induction hob with retractable extraction fan and built in wine cooler and additional wine rack. Breakfast bar to one end of the island unit, windows to side and bi-folding doors opening to the rear gardens.

SITTING ROOM: 20' 2" x 19' 9" (6.10m x 6.00m) A generously proportioned room with window range to rear and bi-folding doors to side opening to the rear terrace and garden beyond.

UTILITY ROOM: 10' 5" x 5' 7" (3.20m x 1.70m) Fitted with a matching range of base units with preparation surfaces over and inset stainless steel single sink unit with mixer tap above and Monarch water softener below. Space and plumbing for washing machine and tumble dryer, window to front, door to the rear gardens and tiled flooring throughout.

HOME OFFICE: 15' 0" x 10' 6" (4.50m x 3.20m) A large room that can be used as a family room or home office with windows to front and side.

CLOAKROOM: Fitted with close couple WC and pedestal wash hand basin. Wall mounted heated towel radiator, window to front and tiled flooring throughout.

First floor

GALLERIED LANDING: With glazed panels over the reception area and skylight windows to rear, door to linen cupboard with electric heater and shelving and door to cupboard housing pressurised water cylinder.

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MASTER BEDROOM: 20' 2" x 18' 0" (6.10m x 5.40m) A wonderfully light vaulted room with floor to ceiling window range with fitted blinds affording views across the gardens. Two built in double wardrobe units and radiators.

EN-SUITE SHOWER ROOM: 7' 1" x 6' 8" (2.10m x 2.00m) Fitted with close coupled WC, pedestal wash hand basin with mixer tap above, glazed enclosure with thermostatic mixer shower with mounted and handheld shower attachments. Chrome mounted heated towel radiator, window to side and tiled flooring throughout.

BEDROOM 2: 17' 3" x 11' 9" (5.20m x 3.60m) A vaulted room with floor to ceiling window range and fitted blinds. Built in double wardrobe unit and radiators.

EN-SUITE SHOWER ROOM: 10' 2" x 3' 8" (3.10m x 1.10m) Fitted with close coupled WC, pedestal wash hand basin with mixer tap above, glazed enclosure with thermostatic mixer shower with mounted and handheld shower attachments. Chrome mounted heated towel radiator, window to side and tiled flooring throughout.

BEDROOM 3: 13' 2" x 12' 3" (4.00m x 3.70m) A vaulted room situated to the front elevation with floor to ceiling window range and fitted blinds. Useful eaves storage cupboard and radiators.

BEDROOM 4: 15' 0" x 10' 1" (4.50m x 3.00m) With window to front and radiator.

FAMILY BATHROOM: 11' 4" x 9' 3" (3.40m x 2.80m) Fitted with a matching suite comprising close coupled WC and wash hand basin within a vanity unit with mixer tap above. Tiling to walls and floor, separately screened enclosure with thermostatic shower with both mounted and handheld shower attachment and panel bath. Window to front, chrome mounted heated towel radiator.

Outside

The property is situated on Hadleigh Road, Calais Street and is approached via a large gravel driveway with plenty of space for parking.

DOUBLE GARAGE: 22' 6" x 11' 2" (6.80m x 3.40m) + **22' 6" x 9' 9"** (6.80m x 3.0m) Comprising two garages with central partition and personal door between them. With electric roller doors to front and workbench to the left-hand garage.

Gated side access is provided to the rear gardens which are predominately laid to lawn with a patio area linking the reception rooms, and a further patio area to the rear. The garden backs onto woodland providing a pleasant and private aspect. There is a built-in storage area to the rear of the garage. Oil fired boiler and tank.

TENURE: Freehold

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

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

WHAT3WORDS: ///pancake.bonds.outburst

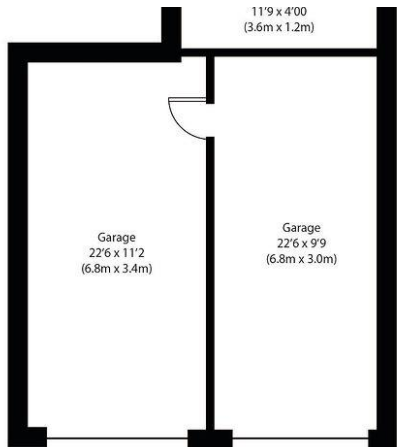
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.


BROADBAND: Up to 1000Mbps (Source Ofcom).

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

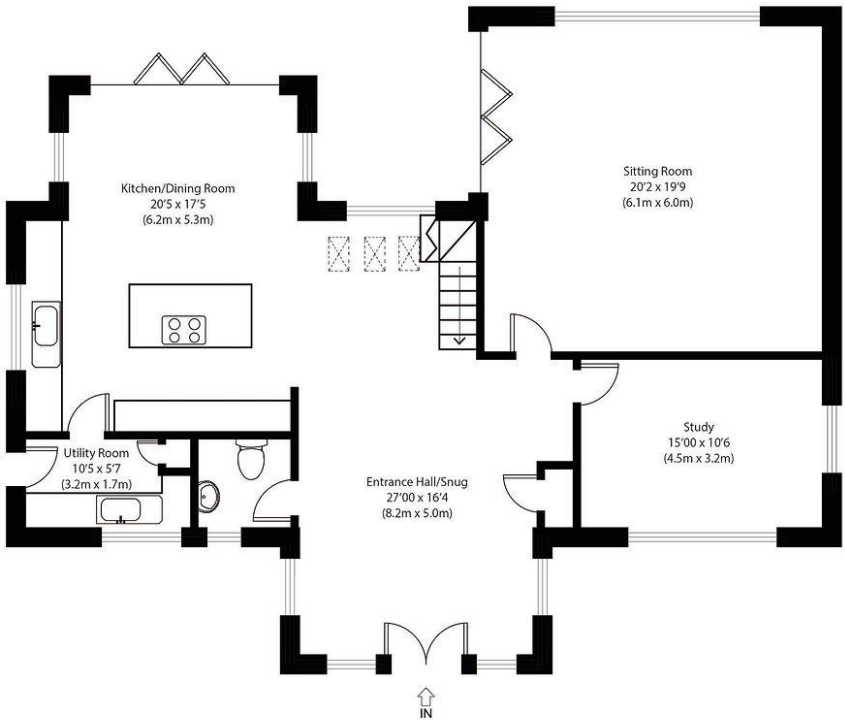
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

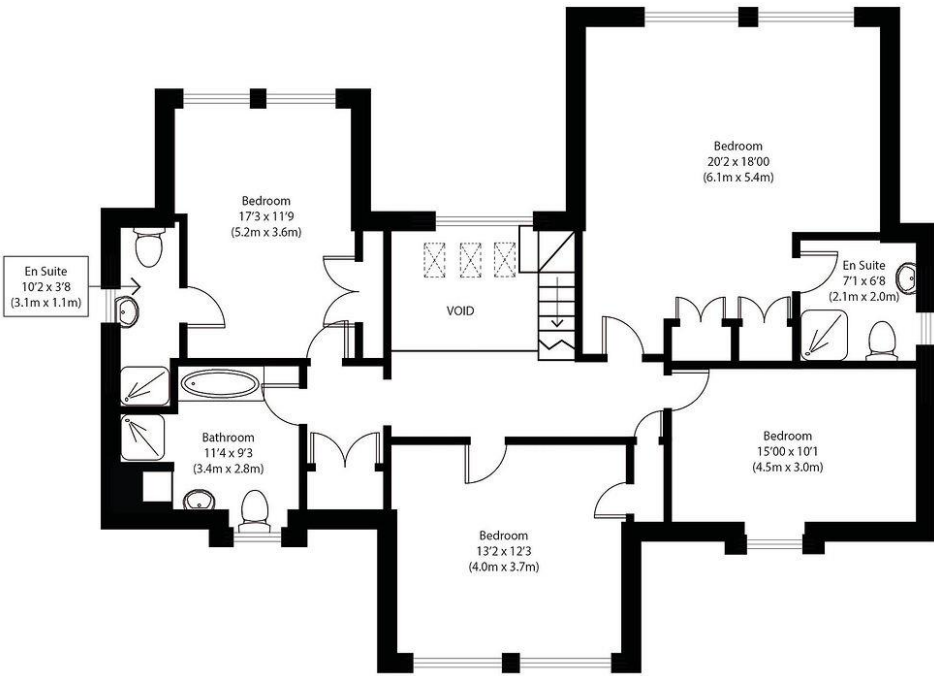



Approximate Gross Internal Area
Main House 2710 sq ft (252 sq m)
Outbuilding 480 sq ft (45 sq m)
Total 3190 sq ft (296 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor





