



Tilia
Boxted, Essex

**DAVID
BURR**



Tilia, Mill Road, Boxted, Colchester, Essex, CO4 5RW

Boxted is a sprawling village with a strong sense of community illustrated by its many clubs and societies. There is a well-regarded Primary school and Parish church. There are many countryside walks with part of the village lying within the Dedham Vale Area of Outstanding Natural Beauty and Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street station is only four miles distant.

A two-bedroom detached bungalow located within the highly regarded north Essex village of Boxted, lying within convenient reach of the A12 trunk road and Colchester North Station with its direct link to London Liverpool Street. Offering an accommodation schedule arranged over a single floor comprising two reception rooms and a shaker style fitted kitchen. Further benefits to the property include garaging, off-street parking and generously proportioned rear garden.

A two-bedroom detached bungalow arranged via two ground floor reception rooms with further benefits including garaging, off-street parking and rear gardens

Obscured double glazed entrance door opening to:

ENTRANCE HALL: With wooden flooring throughout, built in storage cupboard, hatch to loft and door to linen store housing pressurised water cylinder and electric boiler.

SITTING ROOM: 17' 0" x 10' 4" (5.18m x 3.14m) Affording a dual aspect with sliding patio doors to rear and views onto the garden, double glazed window to side and centrally positioned granite fireplace, hearth and inset electric fire. Solid wood flooring throughout.

DINING ROOM: 10' 9" x 8' 11" (3.27m x 2.72m) With high level window to side, radiator and built in storage cupboard with useful fitted shelving.

KITCHEN: 12' 5" x 8' 6" (3.78m x 2.58m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over and range of matching drawers. Stainless steel one and a half bowl sink unit with mixer tap above, tiled splashbacks and window to rear affording views across the gardens. Integrated appliances include electric oven with Neff hob, fridge/freezer and space and plumbing for washing

machine/dryer. Wooden flooring throughout and door to side. Large built in storage cupboard.

BEDROOM 1: 11' 11" x 11' 3" (3.62m x 3.42m) With bay window to front and built in wardrobe units with hanging rail and useful fitted shelving.

BEDROOM 2: 12' 5" x 11' 3" (3.79m x 3.43m) With bay window to front and built in wardrobe units with hanging rail and useful fitted shelving.

SHOWER ROOM: Fully tiled and fitted with close coupled WC, wash hand basin with mixer tap above set within a vanity unit with useful shelving. Fully tiled separately screened corner shower unit with thermostatic mixer shower, wall mounted heated towel radiator and obscured glass window to rear.

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Outside

The property is located on Mill Road and approached via an in-and-out shingle driveway with picket fencing, exterior lighting and five bar gate leading to the:

GARAGE: 17' 2" x 7' 10" (5.23m x 2.40m) With up and over door to front, window to side and additional store unit behind accessed via a personal door.

The gardens are a particular feature of the property being a good size for the plot and set to the rear of the property with a large patio area with the remainder of the garden predominantly laid to lawn.

TENURE: Freehold

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

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

WHAT3WORDS: //loom.policy.discusses

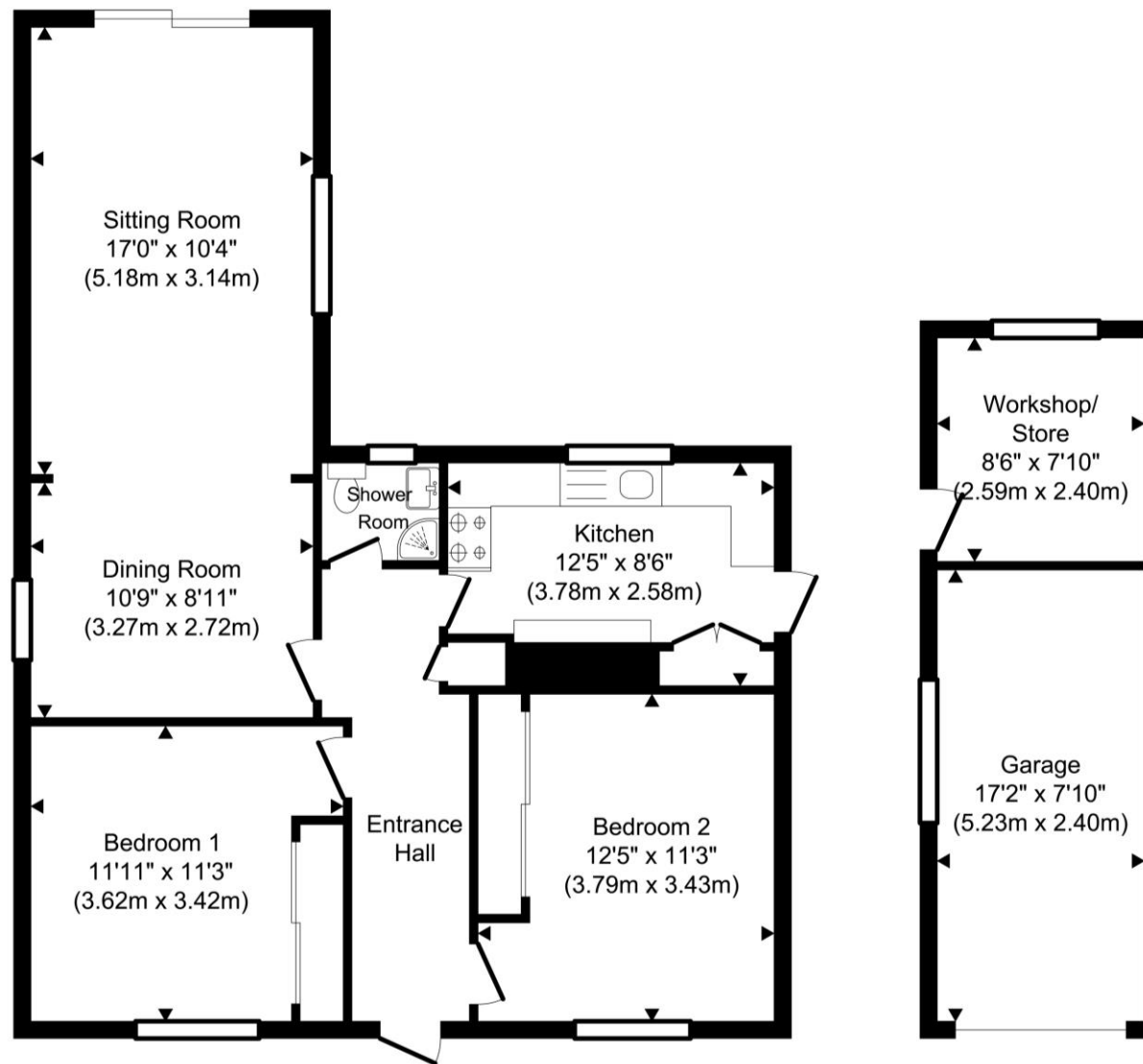
LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO1 1PJ (01206 282222). **BAND:** D.

BROADBAND: Up to 1000 Mbps (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.



Ground Floor
 Approximate Floor Area
 777.36 sq. ft.
 (72.22 sq. m)

Outbuilding
 Approximate Floor Area
 204.51 sq. ft.
 (19.00 sq. m)

TOTAL APPROX. FLOOR AREA 981.88 SQ.FT. (91.22 SQ.M.)

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