



DAVID
BURR

22 Hobbs Drive
Boxted, Essex

22 Hobbs Drive, Boxted, Essex, CO4 5RZ

Occupying arguably the premier position within the highly regarded and thoughtfully designed Hobbs Drive development, this rarely available three bedroom detached bungalow represents an outstanding opportunity in the ever-popular north Essex village of Boxted. Enjoying a peaceful setting and a generous plot, the property offers well balanced single storey accommodation extending to approximately 1,000 sq ft, ideal for those seeking comfortable and versatile living.

The bungalow benefits from recently replaced fascia and soffits, together with UPVC double glazing throughout. An inviting entrance hall provides access to all principal rooms, leading through to an attractive sitting room enjoying a delightful outlook over the private, well-screened rear garden. This large light filled reception space features double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The accommodation further comprises a fitted kitchen and a separate utility hall, enhancing practicality and day to day convenience. There are three generously proportioned bedrooms, including a principal bedroom with en-suite facilities, in addition to a well-appointed family bathroom. The layout offers flexibility to suit a range of buyers, whether downsizers, families, or those looking for lateral living in a village setting.

Externally, the property is complemented by a double garage with two electric roller doors, providing secure parking and excellent storage. The established and mature gardens are a particular highlight, affording a high degree of privacy and a tranquil environment, ideal for relaxation and entertaining.

- Offered with NO ONWARD CHAIN
- Rarely available detached three-bedroom bungalow
- Approximately 1,000 sq ft of single-level accommodation
- Light-filled sitting room with garden access
- Principal bedroom with en-suite facilities
- Separate utility hall for added practicality
- UPVC double glazing throughout
- Recently replaced fascia and soffits
- Double garage with two electric roller doors
- Mature, private and well-screened rear gardens
- Highly regarded village location north of Colchester
- Convenient access to Colchester Station and the A12



Boxted is a highly regarded village situated to the north of Colchester, offering an appealing blend of rural charm and everyday convenience. The village benefits from a well-regarded primary school, village hall and parish church, while more comprehensive shopping, leisure and educational facilities are available in nearby Colchester. The area is surrounded by attractive countryside, with numerous footpaths and bridleways providing excellent opportunities for walking and outdoor pursuits.

For commuters, the property is well placed for access to Colchester North Station, which provides direct mainline services to London Liverpool Street. The A12 is also within convenient reach, offering connections to Chelmsford, the M25 and beyond. The combination of a peaceful village environment, excellent local amenities and strong transport links makes this an especially desirable location.

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:

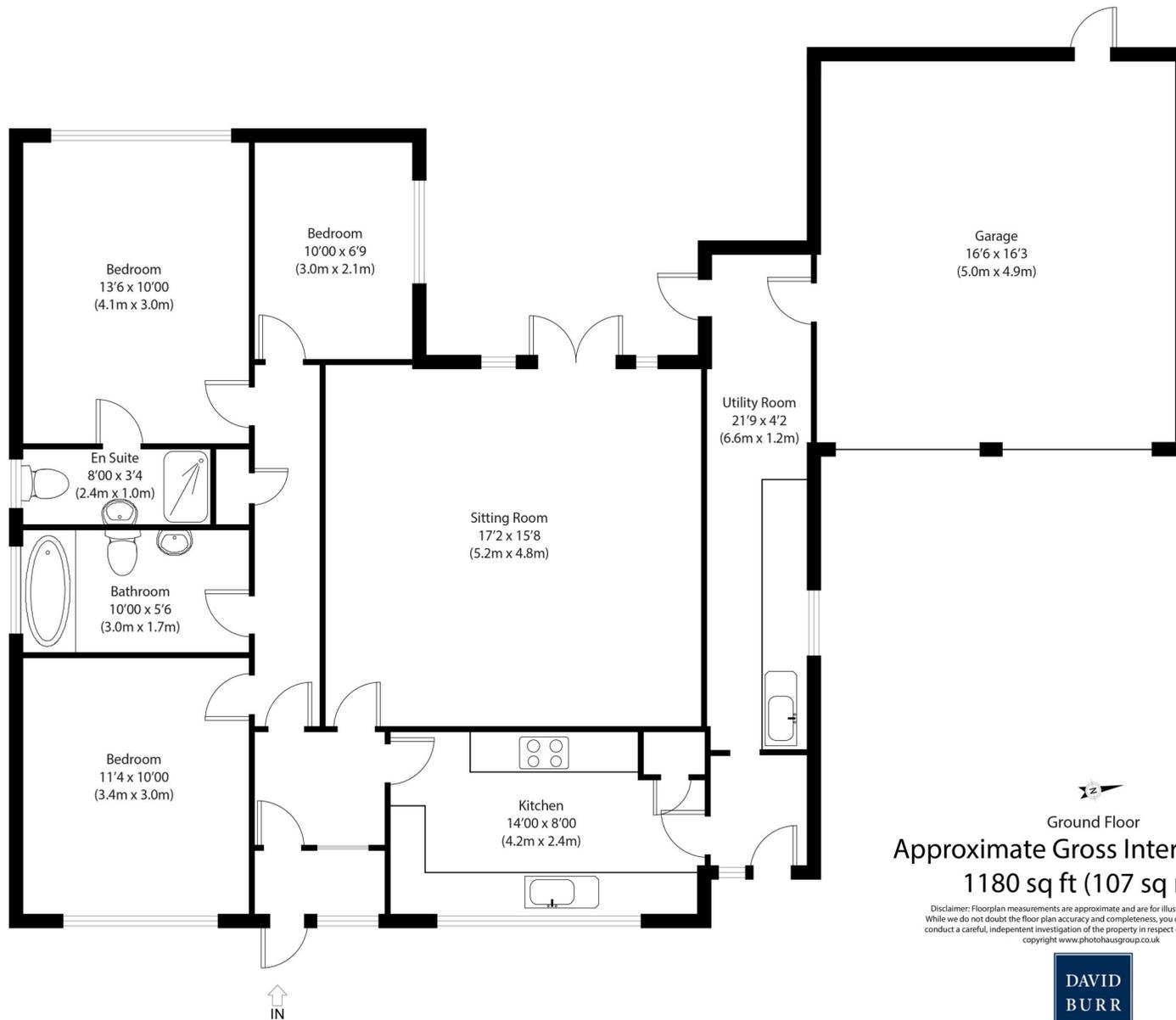
WHAT3WORDS: appoints.impact.aged

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** E

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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