



DAVID
BURR

Fen Street,
Boxford, Suffolk

20 Fen Street, Boxford, Suffolk, CO10 5HL

Set in a quiet and sought after position within the highly desirable village of Boxford, this beautifully refurbished three bedroom detached home offers stylish and well balanced accommodation finished to an exceptional standard throughout. Having undergone a significant programme of improvement and modernisation, the property now presents as a superbly appointed home combining contemporary design with quality craftsmanship.

The ground floor provides a welcoming and versatile layout, centred around a comfortable sitting room with contemporary log burner, media wall and views onto the garden, a well equipped fitted kitchen with integrated appliances. A separate dining room opens through to an attractive garden room, creating a wonderful light filled space with views across the rear garden and an ideal setting for both everyday living and entertaining. A cloakroom and a utility room completes the ground floor accommodation. Throughout the property, the quality of the carpentry and joinery is particularly impressive, adding character and a sense of refinement that enhances the overall finish.

Upstairs, the property offers three well proportioned bedrooms, all served by a stylish and contemporary family bathroom. The accommodation has been thoughtfully arranged to maximise comfort and practicality while maintaining a light and airy feel throughout.

Externally, the property occupies an impressive plot for the area, with a particularly generous rear garden providing excellent space for relaxation, entertaining and family use. To the front there is a driveway and lawn with further potential to create additional off road

- Attractive three bedroom detached village house
- Quiet and desirable position within Boxford
- Extensively refurbished and modernised throughout
- High quality finish with exceptional attention to detail
- Impressive carpentry and joinery enhancing the interior
- Sitting room and separate dining room
- Log burning stove and media wall to living room
- Stylish fitted kitchen with integrated appliances
- Light filled garden room overlooking the rear garden
- Three well proportioned bedrooms
- Contemporary family bathroom and ground floor cloakroom
- Generous plot with particularly large rear garden for the area
- Walking distance to village amenities and surrounding countryside walks



Boxford is widely regarded as one of Suffolk's most picturesque and desirable villages, renowned for its charming period architecture, vibrant community and excellent local amenities. Within a short walk of the property are a range of village facilities including a well regarded pub, local shop, cafés and other everyday amenities, making it an exceptionally convenient yet peaceful place to live.

Surrounded by beautiful rolling countryside, the village also provides immediate access to an abundance of scenic walking routes and outdoor pursuits. Nearby market towns such as Sudbury and Hadleigh offer further shopping, schooling and leisure facilities, while rail services from Sudbury provide connections towards London, making this an appealing location for those seeking a balance between rural village life and wider accessibility.



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: E

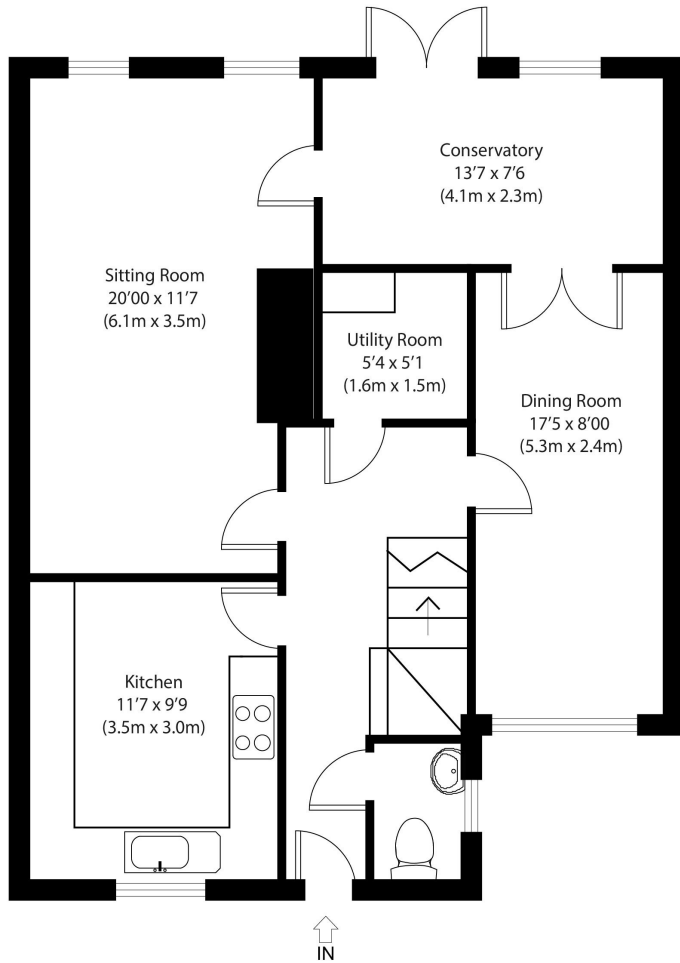
WHAT3WORDS: icebergs.muddy.carrots

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

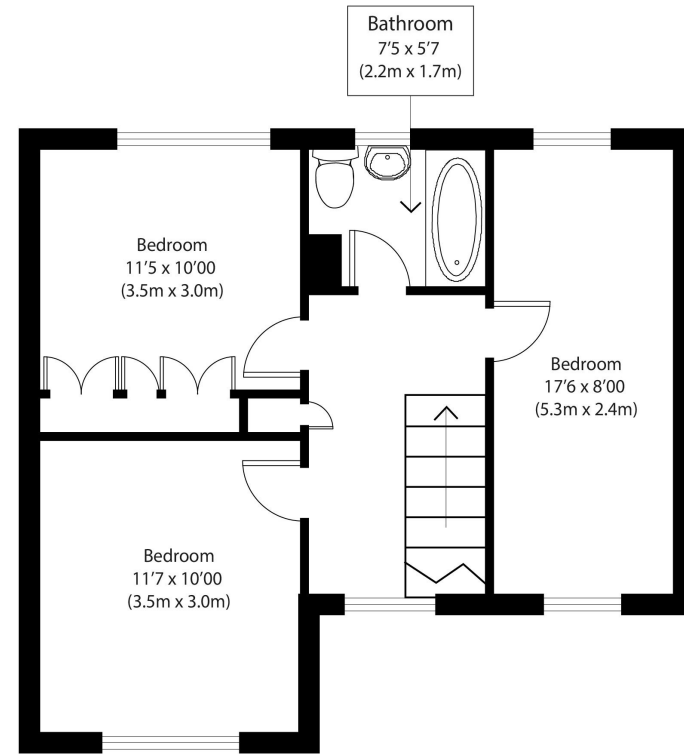
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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



First Floor



Approximate Gross Internal Area
1320 sq ft (123 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



