

oakheart

£375,000

Guide Price  
Goodlands, Boxford

**\*\*GUIDE PRICE £375,000-£390,000\*\*** An attractive three double bedroom family home located within a prestigious development in the charming and picturesque South Suffolk village of Boxford. Featuring generous internal accommodation space, off street parking and a garage, this home is not to be missed!

Upon entering, you are welcomed by a spacious entrance hall with elegant wood-effect flooring, LED spotlights, and a useful under-stair storage recess. The bright and airy sitting room is located at the rear of the property, benefiting from French doors that open onto the garden. The well-appointed kitchen/breakfast room is fitted with a stylish range of wood-effect base units and gloss-fronted wall cabinets, complemented by composite worktops and

upstands. Integrated Neff appliances, including an oven, four-ring ceramic hob with extractor, fridge, freezer, and dishwasher. A stainless-steel sink with a mixer tap sits beneath a casement window, offering pleasant views over the greensward. The ground floor is completed by a contemporary cloakroom, which is partially tiled and features a floating vanity unit, ceramic WC, and an obscured glass window.

Ascending to the first floor, the landing provides access to a linen cupboard housing a pressurised water system and additional storage. The impressive principal bedroom enjoys a dual aspect with large casement windows to both the front and rear, allowing for an abundance of natural light. The second bedroom is equally spacious, boasting an extensive three-window range

overlooking the greensward and a useful storage recess. The third bedroom, situated to the rear, features a built-in wardrobe with mirrored doors and views across the garden. Concluding the internal accommodation is the family bathroom featuring a panel bath with shower over the tub, a low level WC and wash hand basin.

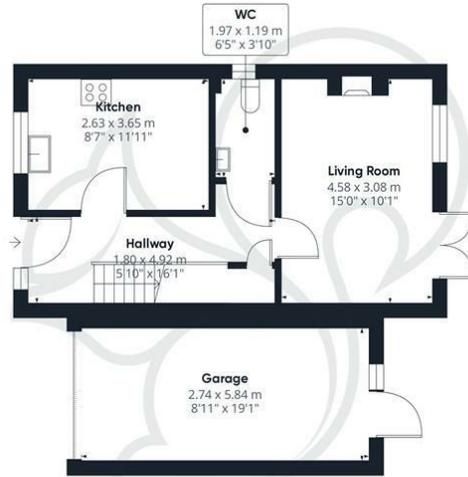
The rear garden commences with a paved seating terrace that furthers to an area of artificial lawn bordered by a variety of shrubs and plants



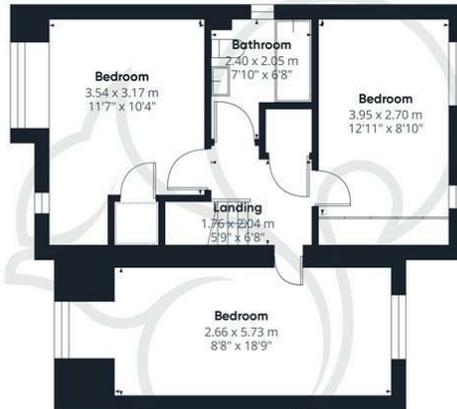








Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>m</sup>**

102.08 m<sup>2</sup>  
1098.78 ft<sup>2</sup>

**Reduced headroom**

0.03 m<sup>2</sup>  
0.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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