



## 8 Boxford Close, Stowmarket, Suffolk, IP14 2PU

**FEELS LIKE HOME** - This beautifully presented detached house occupies a pleasant cul-de-sac setting on the ever popular Lavenham Park.

If you have been looking for an immaculately maintained house, large enough for your growing family, this superb home is bound to appeal. Set in enclosed gardens with ample parking and a single garage, an early internal viewing is highly recommended.

- Attractively presented detached family home
- Occupying a popular and well served location
- Hall, cloakroom, fitted kitchen, 22' sitting/dining room
- 3 good sized bedrooms, plus a 4th single bedroom or study,
- Gas central heating, uPVC sealed unit glazing
- Good sized private gardens, parking & garage

**Guide Price £335,000**





## General Information

The property occupies an established cul-de-sac setting on Lavenham Park. There is a primary school within walking distance and local shops at Combs Ford. The town centre is also within easy reach and offers a very good range of shopping and recreational facilities. The railway station is just over a mile away, providing a regular commuter service to London Liverpool Street. There is also good access to the A14, providing excellent links to Bury St Edmunds (15 miles) and Ipswich (12 miles)

We loved everything about this house and are confident you will too. Originally built in the mid 1980's the house has been much improved by the present vendors and in our opinion would be perfect for a growing family. The house, which benefits from gas fired central heating and uPVC sealed unit glazing has a neutral colour scheme, adding to the feeling of light and space.

On the ground floor: A spacious entrance hall with cloakroom off gives access to both the kitchen and sitting/Dining Room. The kitchen has modern white fronted units providing lots of storage and worktop surfaces. There is an integrated hob, double oven, fridge, freezer and ample appliance space. A door gives access to the rear gardens. The dual aspect sitting/dining room with feature fireplace is the perfect place to relax or entertain and includes double doors which again lead into the gardens.

On the first floor: A light and bright landing area gives access to all 4 bedrooms and the modern family bathroom. There is a fully boarded and insulated loft area.

### Outside

The front gardens are of open place design and are laid mainly to lawn. A driveway provides ample parking and access to the single garage which has light and power connected. A side access leads to the enclosed rear gardens which afford a good degree of privacy and are laid mainly to lawn with a sheltered patio area.

COUNCIL TAX – BAND C

### Directions

From the town centre head East towards Needham Market. On reaching the large roundabout take the 3rd exit on Melford Road. Take the 3rd turning into Aldham Gardens which leads into Boxford Close.

## Reception Hall

### Cloak Room

Sitting Room/Dining Room 22'1 x 12'5 max overall (6.73m x 3.78m max overall)

Kitchen 11'2 x 9'10 (3.40m x 3.00m)

### First Floor Landing

Bedroom 1 11'2 x 10'7 (3.40m x 3.23m)

Bedroom 2 11'2 x 7'11 max overall (3.40m x 2.41m max overall)

Bedroom 3 9'11 x 7'0 (3.02m x 2.13m)

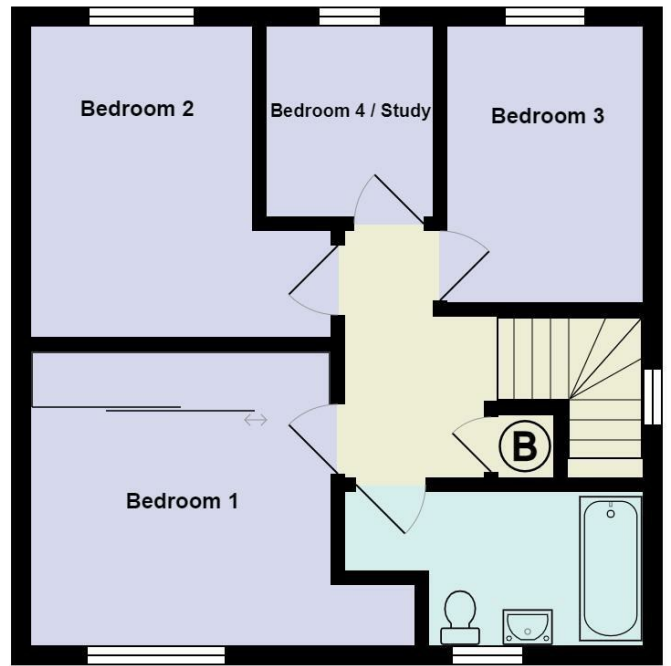
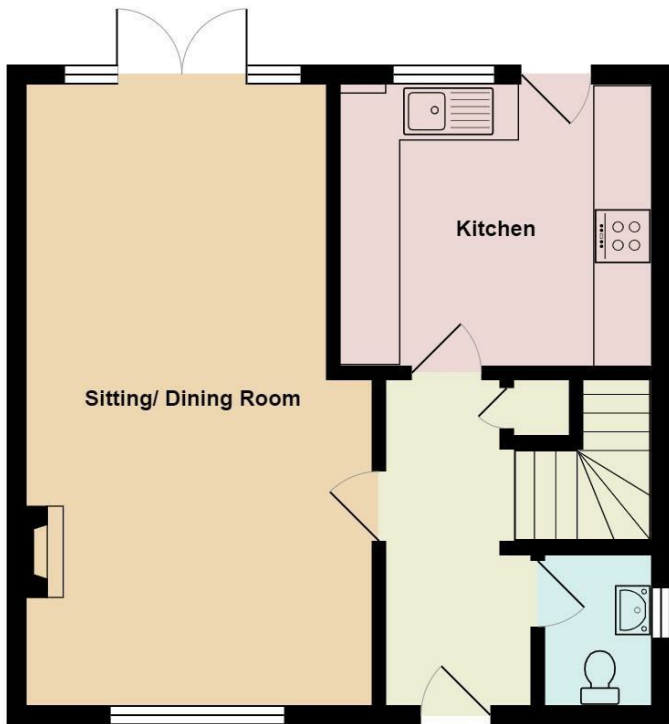
Bedroom 4/Study 6'10 x 6'0 (2.08m x 1.83m)

### Bathroom

Garage 16'1 x 8'7 (4.90m x 2.62m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	



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