



Hizzy
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6 Holbrook Barn Road, Boxford, CO10 5HU

Guide price £400,000 to £425,000

About the property

** Guide £400'000 to £425'000 ** Located in the desirable village of Boxford, this detached four bedroom home is tucked away in a pleasant position and benefits from a generous lawned west-facing rear garden, garage and off-road parking. Offered with no onward chain, the property would benefit from some internal cosmetic updating, giving buyers a fantastic opportunity to put their own stamp on things and create a superb family home within one of the area's most sought-after villages. The accommodation has a light and bright feel throughout and includes an entrance hall with stairs rising to the first floor, spacious front-to-back living room with fireplace and doors opening onto the garden, separate dining room with potential to combine with the kitchen to create one larger open-plan space (subject to the necessary planning/building regulation approval), kitchen overlooking the rear garden and a downstairs WC. Upstairs there are four generous bedrooms along with a family bathroom.

Outside

Outside, to the front there is a generous lawned garden along with a driveway providing off-road parking and access to the

garage. Side access leads into the rear garden. The rear garden is a wonderful feature of the property, being of a good size, well kept and enjoying a west-facing aspect, making it ideal for afternoon and evening sun. Mainly laid to lawn, the garden is surrounded by mature trees and hedging, creating a good degree of privacy./ There is also a patio seating area along with two useful storage sheds positioned behind the garage.

Useful info

All mains services are connected except for gas with the heating being electric heating via radiators (not tested by the agents). Currently a band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///view.natively.drawn](https://www.what3words.com/#!/en/8rj8-8rj8-8rj8). Broadband download speed up to 1800mbps and upload speed up to 220mbps (source Ofcom). Mobile Network, O2, good outdoor and in the home, Vodafone good outdoor and variable in home, EE and Three good outdoors (Source Ofcom). Please Note that no services have been tested by the agents.





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- Detached four bedroom home
- No onward chain
- Spacious living accommodation

- Sought-after Boxford village location
- Generous west-facing garden
- Four good sized bedrooms

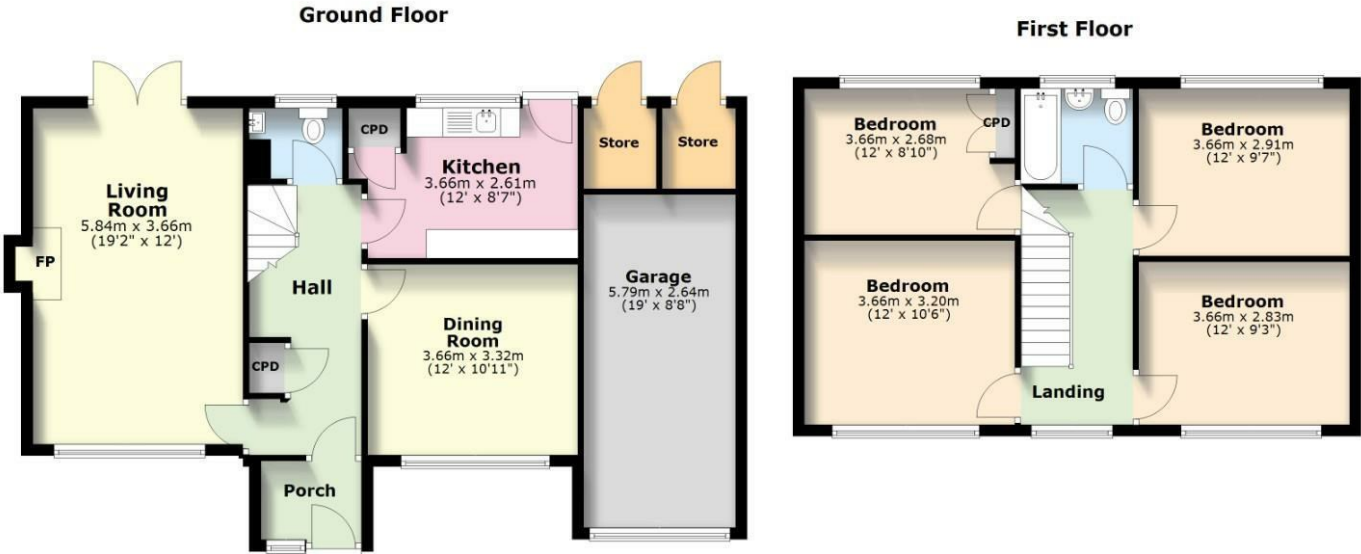
- Tucked away position
- Garage and driveway parking
- Scope for cosmetic updating and improvement





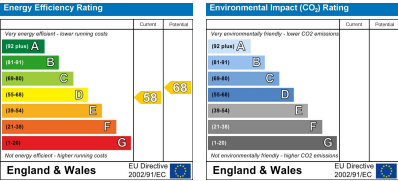
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Floor Plan



Total area: approx. 134.3 sq. metres (1445.5 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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