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8 Goodlands, Boxford, CO10 5AA

Offers over £310,000

About the property

Built in 2016 by Landex Homes, the property enjoys an attractive setting on a small development located within walking distance of this well regarded village. The living space is immaculately presented throughout and includes a new fitted kitchen with composite resin worksurfaces, Neff integral appliances and a smart refitted Roper Rhodes cloakroom and bathroom suite. The property has been well thought out with an emphasis for generously proportioned rooms and a focus on energy efficient materials including air-source heating, fuelling the underfloor heating to the ground floor, LED lighting and UPVC double-glazed casement windows as well as French doors to the rear sitting room. The property also has an NHBC Warranty, this is valid until 02 Jan 2027 and there is no onward chain. Goodlands is a small, bespoke development which is tucked away on the western side of Swan Street. The low-density arrangement of these individual houses provides much appeal, as does its proximity to the village centre. Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, Doctor's Surgery, pub, and primary school. The 36-hole Stoke-by-Nayland Golf and Health Club lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke by Nayland.

Outside

To the front there is a paved area which provides off-street parking for two vehicles. To the side there is a private gated side access which leads in to the rear garden which comprises a paved patio terrace with an area of lawn with fence surround. A refurbished timber shed set on a concrete base to one corner.

Useful info

We understand that the property has all mains services connected except for gas. The heating is via an air source heat pump which provides under floor heating downstairs with radiators upstairs. The owner also advises us that there is an alarm fitted along with a water softener. (No services have been tested by the agents). Currently a band "C" 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 ///shoppers.record.multiples. Broadband Download Speed up to 80 mbps and upload speed 20 mbps (Source Ofcom). Mobile Network indoor coverage likely on O2 and limited on Three, Vodafone and EE. Outdoor coverage likely on all four networks (Source Ofcom).



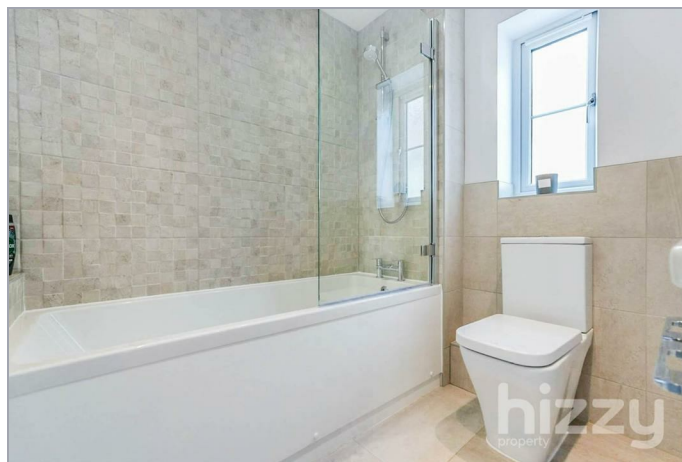
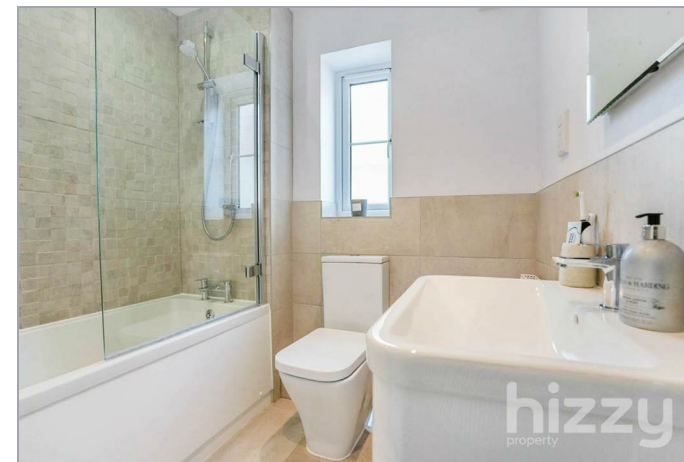


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- Immaculately Presented Throughout
- Roper Rhodes Bathroom and WC
- Two Parking Spaces

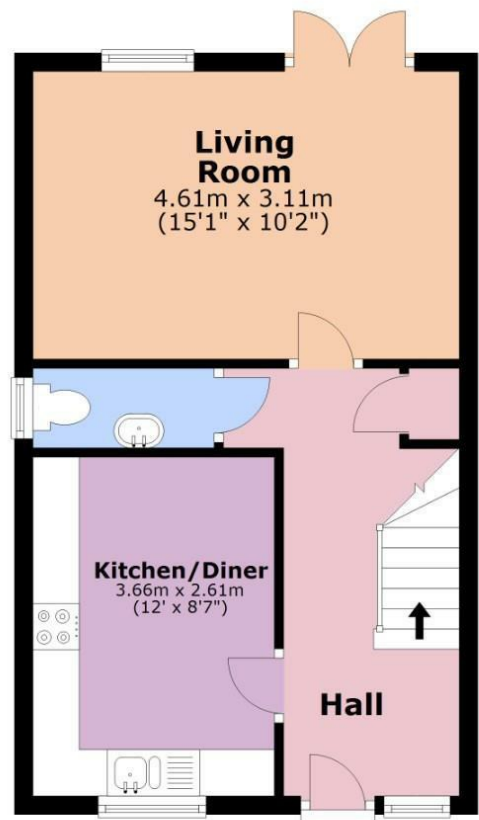
- Detached Home Discreetly Located
- Smart Updated Fitted Kitchen
- Enclosed Lawned Rear Garden

- Two Double bedrooms
- Living Room to the Rear
- Offered with No Onward Chain

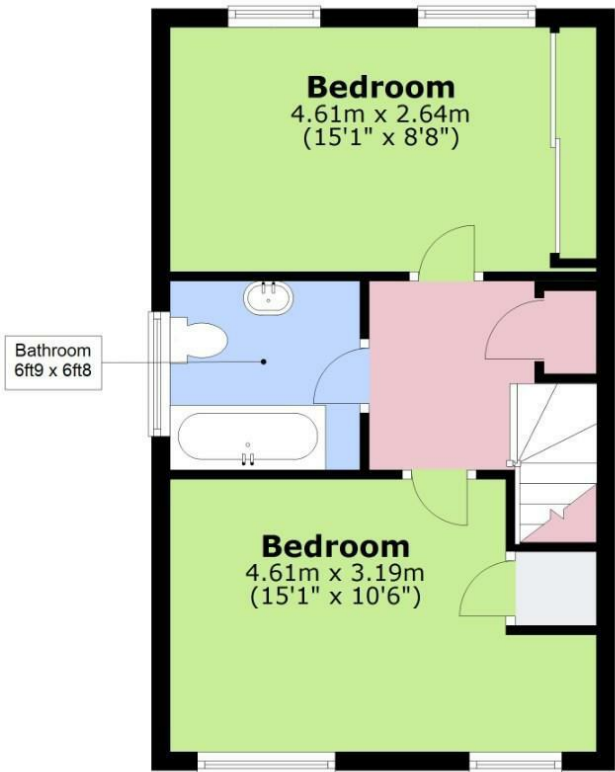




Ground Floor



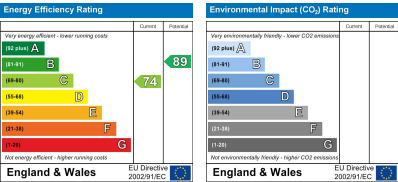
First Floor



Total area: approx. 72.1 sq. metres (776.2 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC



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