

Cygnets House Swan Street, Boxford, Sudbury, Suffolk, CO10 5NZ

Available from: 1st March 2023
Furnishing: Unfurnished

Rent: £1,850 Per month
Deposit required: £2,134

THE
LETTING
DEPARTMENT





LARGE ARCHITECTURALLY DESIGNED FAMILY HOME

- Off Road Parking
- Bright and Airy
- Large Garden
- Walking Distance to Thriving Village

Cygnet House is a three bedroom architecturally designed family home in the thriving village of Boxford.

Set back from the road Cygnet House has off road parking for several cars and a garage with automatic door opener.

Accommodation

The property has been newly decorated with new carpets. Downstairs there is a modern kitchen with walk in pantry. A door from the kitchen leads out to the back garden and garage.

The dining area sits off the kitchen with sliding doors out to the patio and the garden. Stepping down to the living area there is an open fire with large picture windows with views to the garden. There is also a downstairs cloakroom and utility room.

On the first floor there are three large double bedrooms with built in wardrobes and a family bathroom with separate toilet. All the bedrooms have lovely views over the roof tops of the houses down to the centre of the village.

Cygnet House is a very bright, airy and naturally warm property due to the large picture windows.

Outside

As described above at the front of the property there is parking for six or seven cars and a single garage. The property has a split garden area with two large lawned areas. One lawn area is accessed directly from the downstairs living area of the house off the patio. This area wraps around the house leading to the back of the property. Separated by a magnificent curved brick wall is the second private lawn area.

Cygnet House is a two minute walk from the centre of Boxford Village. Boxford has the Boxford C of E Primary School rated Outstanding by Ofsted together with Sunflowers Childcare. Also in the village is the



Local Authority and Council Tax

Babergh District Council, Band E

EPC Rating

Current E(52). Potential D(68).



All enquiries:

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The Letting Department

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