



- An Exclusive Development Of Four Unique Detached Homes
- Four Double Bedrooms Arranged Over Two Floors
- 27ft Open Plan Kitchen/Living Room
- Fitted Kitchen With Stone Worktops
- Separate Sitting Room
- Utility Room And Cloakroom
- Two En-suite Shower Rooms And A Family Bathroom
- Private Rear Garden, Carport And Off Road Parking

Plot 1 Cygnet Court, Swan Street, Boxford, Sudbury, Suffolk. CO10 5NZ.

Privileged with instructions to market this exceptional development, constructed by local renowned developers, we present 'Cygnet Court'. Home to only four bespoke and meticulously designed units, finished to the highest of standards throughout, it offers an array of contemporary comforts whilst located within the picturesque South Suffolk village of Boxford. Boxford is an outstanding and highly sought after village and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of first class amenities which include an Ofsted 'outstanding' rating primary school, shops and post office, doctors' surgery and coffee shop.



Property Details.

Ground Floor

Entrance Hall

With UPVC door to rear, stairs rising to first floor, underfloor heating and oak internal doors to;

WC

With close coupled WC, wash hand vanity basin, underfloor heating.

Sitting Room



12' 7" x 12' 0" (3.84m x 3.66m) With UPVC double glazed sliding door to side, underfloor heating.

Kitchen/Living Area



27' 0" x 16' 2" (8.23m x 4.93m) With UPVC double glazed window to side, two sets of UPVC sliding doors to garden, underfloor heating, a fitted modern kitchen offering a range of matching eye level and base units with drawers and stone worktops over, inset sink with drainer grooves, island units with worktop and drawers, NEFF appliances to include double oven, induction hob with extractor hood over, integrated dishwasher and fridge/freezer., under stairs storage cupboard.

Utility Room

6' 1" x 5' 9" (1.85m x 1.75m) With UPVC double glazed window to front, worktop with space for appliances under.

Guest Bedroom



13' 0" x 9' 8" (3.96m x 2.95m) With UPVC double glazed sliding door to rear, underfloor heating, oak door to.

Guest En-Suite

With UPVC double glazed obscure window to front, close coupled WC, wash hand vanity basin, walk in shower with tiled walls.

First Floor

Landing

With UPVC double glazed window to side, cupboard, oak doors to;

Bedroom One



16' 2" x 12' 1" (4.93m x 3.68m) With UPVC double glazed window to front and side, radiator, oak door to;

Property Details.

En-Suite Shower Room



With close coupled WC, wash hand vanity basin, shower cubicle.

Family Bathroom



With UPVC double glazed window to side, heated towel rail, enclosed cistern WC, wash hand basin, panelled bath with shower screen and shower over, part tiled walls.

Bedroom Three



12' 5" x 9' 1" (3.78m x 2.77m) With UPVC double glazed window to side, radiator.

Bedroom Four

10' 10" x 9' 1" (3.30m x 2.77m) With UPVC double glazed window to side, radiator.

Outside

Rear Garden



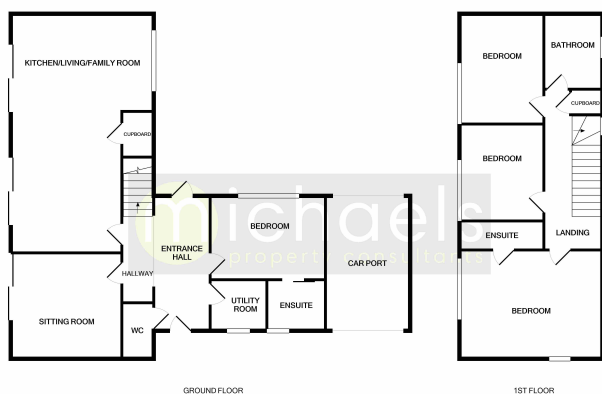
A generous sized rear garden enclosed by fencing with a further garden area to the side of the property.

Carport & Parking

Covered carport providing off road parking with parking also available on the driveway to the front.

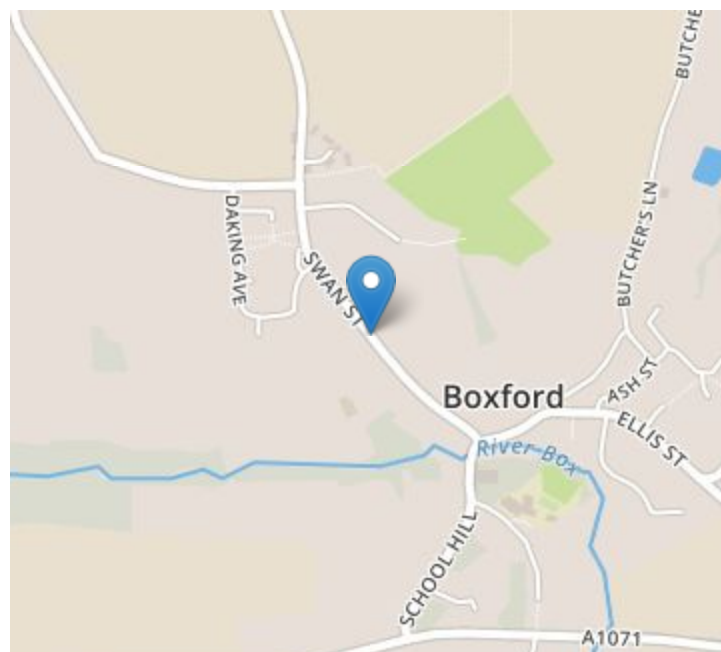
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plans for these purposes only and should be used as such by any prospective purchaser. The plans are provided as a guide only and do not constitute a contract and no guarantee as to their accuracy or efficiency can be given.
Made with Mapbox ©2022

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.