



- An Exclusive Development Of Four Unique Detached Homes
- Four Double Bedroom Arranged Over Two Floors
- 34ft Open Plan Kitchen/Living Room
- Fitted Kitchen With Stone Worktops
- Separate Sitting Room
- Two En-Suite Shower Rooms And A Family Bathroom
- Private Rear Garden, Carport And Off Road Parking

**Plot 2 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.





# Property Details.

## Ground Floor

### Entrance Hall

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

### WC

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

### Sitting Room



16' 2" x 13' 9" (4.93m x 4.19m) With UPVC double glazed window to front, underfloor heating.

## Kitchen/Living Area



34' 1" x 16' 2" (10.39m x 4.93m) With UPVC double glazed window to side, two sets of UPVC sliding doors to garden, single door 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



With UPVC double glazed window to front, underfloor heating, worktop with space for appliances under.

### Guest Bedroom

12' 3" x 9' 11" (3.73m x 3.02m) With UPVC double glazed sliding door to rear, underfloor heating, oak door to;

# Property Details.

## 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 rear, cupboard, oak doors to;

### Bedroom One



16' 3" x 12' 1" (4.95m x 3.68m) With UPVC double glazed window to front, radiator, oak door to;

### En-Suite Shower Room



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

### Bedroom Three

12' 6" x 9' 1" (3.81m x 2.77m) With UPVC double glazed window to front, radiator.

## Bedroom Four

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

## Family Bathroom



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

## Outside

### Rear Garden



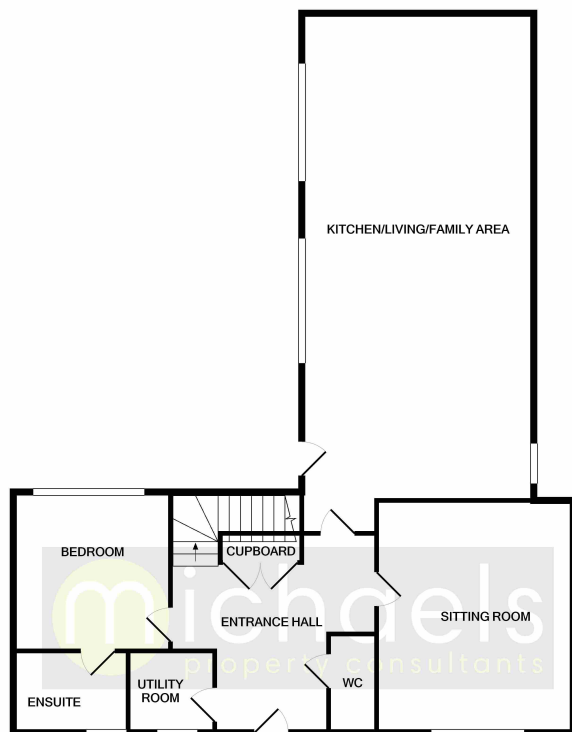
A generous sized rear garden enclosed by fencing.

### Carport & Parking

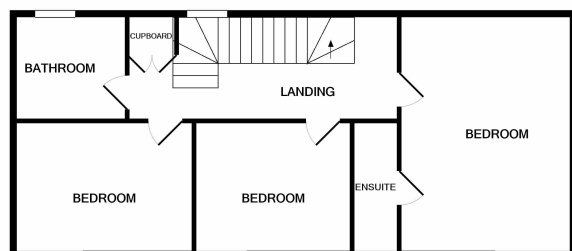
Covered carport providing off road parking with parking also available on the driveway to the front.

# Property Details.

## Floorplans



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.