



**CYGNET HOUSE**  
Boxford, Suffolk

**Carter Jonas**

# **CYGNET HOUSE, SWAN STREET, BOXFORD, SUFFOLK, CO10 5NZ**

A delightful, light and spacious three bedroom property, which has undergone extensive refurbishments to provide a lovely family house, with off street parking, gardens all set in the quaint village of Boxford.

## **THE PROPERTY**

This architect designed house was constructed in the 1960's. The detached house is situated well-back from Swan Street with a sweeping gravel driveway providing plenty of parking and turning space alongside the house. The main areas of garden lie to the south and west of the property and there are wonderful views out across the rooftops of the village to the church.

The property has undergone extensive refurbishments throughout, including new carpets, redecoration, new electrics and heating system.

The entrance hall provides access to, a wonderful open plan, sitting/dining room with sliding doors out the gardens, which boast a tremendous village and Church view. Adjacent to this is the kitchen/breakfast room with ample storage and worktop space as well as a brand-new oven and hob, with a further pantry. There is also a downstairs cloakroom and convenient utility room.

Upstairs offers three large double bedrooms, all fitted with extensive storage and a large family bathroom to serve them, with two spacious landings.



**OUTSIDE**

Outside offers private and substantial gardens, mainly laid to lawn, with a 'crinkle crinkle' wall, outbuildings, and a single garage with electric up and over door.

Recently acclaimed within The Times Best Villages list, Boxford offers a good range of amenities including shops, two pubs, a doctors' surgery and a well-regarded primary school. Further nearby amenities include the Stoke by Nayland Golf & Health Club (about 1 mile), as well as excellent restaurants in nearby Stoke by Nayland and Nayland. For the commuter, fastest trains from Colchester (about 10 miles) take from 48 minutes to

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band





#### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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