

**Linnet**  
Residential Sales and Lettings

**Suffolk**  
Housing

**Station Field, Boxford, CO10 5AD**



Located in the popular village of Boxford, these five new homes will be due for completion September 2016.

Available are two, two bedroom semi-detached bungalows and one detached two bedroom bungalow, in addition to two, three bedroom semi-detached houses.

Features include fully fitted kitchen and bathroom, with separate cloakroom, double glazed windows, air source heat pump and enclosed rear gardens. Parking is also provided for each property.

Boxford itself is an attractive village which sits in the Babergh district of Suffolk, offering a village shop, post office with shop, a butcher , two public houses, and a well regarded primary school.

Further nearby amenities include the Stoke by Nayland Golf & Health Club, as well as excellent restaurants in nearby Stoke by Nayland.

Nearby towns of Hadleigh, Sudbury, Ipswich and Colchester all within easy reach, the latter three offering main line rail links with London's Liverpool Street Station.

#### **AGENCY NOTE**

The brochure provides guidance and general illustration only. It is designed to present an impression of the range of the houses available. Floorplans, layouts and illustrations are for an example only and may not represent the exact final design.

All room sizes have been provided by the developer and should be used as a guide only and do not form part of the contract.

Specification information provided by the developer but may be subject to change.

**Prices are available on application.**

## **SPECIFICATION**

### **KITCHENS**

Ceramic tiled flooring. Fitted kitchens. One and a half sink with mixer taps. Zanuzzi ceramic electric hob, Electric double fan oven, Washer/dryer, Upright fridge freezer and dishwasher. Stainless steel splash back over hob. Under unit wall lighting.

### **BATHROOMS AND CLOAKROOM**

Forbo Novilon vinyl flooring. Three piece bathroom suite comprising of pedestal hand basin, WC and shower over bath with glass shower screen and white tiles to wall. Heated towel radiator. Extractor fan.

### **INTERNAL FINISH**

Buyers will have a choice from a limited number of colours on internal walls and carpets. Panel doors painted with a satin finish.

### **HEATING**

Heating is provided by an Air Source Heat pump which will be located outside the property, with an internal storage of the cylinder and kit. Radiators throughout.

### **SERVICE CHARGES**

All properties are subject to service charges which are set at an annual rate from Suffolk Housing.

### 15 STATION FIELD

Living/Dining Room: 5.5 by 3.4 m 17.5m square

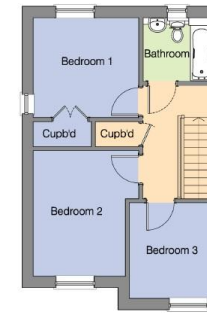
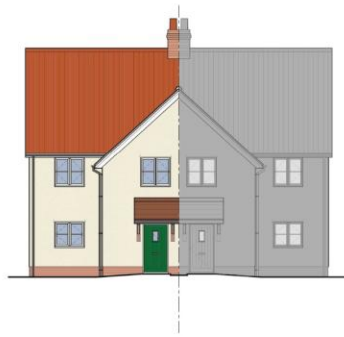
Kitchen: 3.2 by 2.7 m 8.7m square

Bedroom 1: 3.2 by 3.1 m 11.5m square

Bedroom 2: 2.8 by 3.8 m 11.5m square

Bedroom 3: 2.6 by 2.9 m 7.5m square

Bathroom: 2.1 by 1.9 m 4.1m square



Ground Floor Plan 1:100

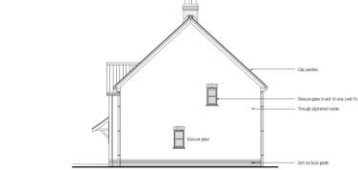
First Floor Plan 1:100



① FRONT ELEVATION



② REAR ELEVATION



③ SIDE ELEVATION

### 16 STATION FIELD

Living Room/Dining Room: 5.5 by 3.4m 17.5m square

Kitchen: 3.2 by 2.7 m 8.7m square

Bedroom 1: 3.2 by 3.1 m 11.5m square

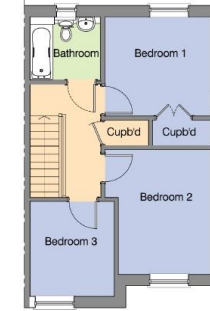
Bedroom 2: 2.8 by 3.8 m 11.5m square

Bedroom 3: 2.6 by 2.9 m 7.5m square

Bathroom: 2.1 by 1.9 m 4.1m square



Ground Floor Plan 1:100



First Floor Plan 1:100

### 17 STATION FIELD

Living Room/Dining Room: 3.6 by 4.4 m 16.0m square

Kitchen: 2.3 by 3.2 m 7.2m square

Bedroom 1: 3.0 by 3.8 m 11.5m square

Bedroom 2: 3.2 by 4.4 m 14.0m square

Bathroom: 2.0 by 2.2 m 4.4m square



Ground Floor Plan 1:100



① FRONT ELEVATION ② REAR ELEVATION



③ SIDE ELEVATION

### 18 STATION FIELD

Living Room/Dining Room: 3.2 by 4.8 m 15.7m square  
Kitchen: 2.0 by 3.1 m 6.3m square  
Bedroom 1: 3.2 by 4.0 m 12.3m square  
Bedroom 2: 3.5 by 2.2 m 7.8m square  
Bathroom: 2.0 by 2.2 m 4.4m square



Ground Floor Plan 1:100



① FRONT ELEVATION



② REAR ELEVATION

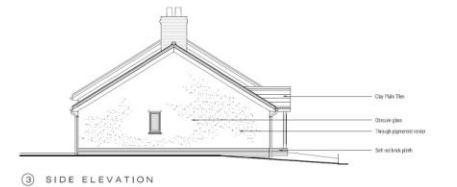


### 19 STATION FIELD

Living Room/Dining Room: 3.2 by 4.8 m 15.7m square  
Kitchen: 2.0 by 3.1 m 6.3m square  
Bedroom 1: 3.2 by 4.0 m 12.3m square  
Bedroom 2: 3.5 by 2.2 m 7.8m square  
Bathroom: 2.0 by 2.2 m 4.4m square



Ground Floor Plan 1:100



③ SIDE ELEVATION

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