



1 GROTON STREET
Groton, Sudbury

Carter Jonas

1 GROTON STREET, GROTON, SUFFOLK CO10 5EE

- 8 miles to Sudbury
- 12 miles to Colchester
- 16 miles to Ipswich
- 16 miles to Stowmarket

Reception room • Sitting room • Dining room/bedroom 5 • Kitchen • Utility • Garden room • 4 double bedrooms • Family bathroom • Ample parking • Large outbuilding prime for conversion • Gardens • Far-reaching rural views • Quiet location • EPC

DESCRIPTION

The property is a mid-century, semi-detached ex-local authority house which has been extended, and owing to substantial refurbishments made by the owners, the character features have been restored and displayed, which include original pine flooring, four-panel doors, and picture rails. On the ground floor, the entrance hall leads through to a shaker-style kitchen, with ample storage and wooden worktops. Beyond the kitchen is a double sitting room, spanning over 20ft, which offers a great entertaining and family space. The remaining downstairs rooms, which previously served as an annexe, now provide a gym, utility room, study, second bathroom and conservatory. Upstairs offers 4 generous double bedrooms and a family bathroom. The property benefits from the recent installation of photo voltaic solar panels, battery storage, and an electric car charging point. The property also boasts a solar water heating system, and wi-fi-controlled electric heaters in the sitting room, to complement the conventional oil boiler and radiators, boosting the property's green credentials.

A NEWLY REFURBISHED AND WELL-PRESENTED 4/5-BEDROOM PROPERTY, ENJOYING A RURAL LOCATION, ROLLING COUNTRYSIDE VIEWS WHILST BEING A STONE'S THROW FROM THE WELL-SERVED VILLAGE OF BOXFORD



OUTSIDE

The outside is a key feature of this property. There are stunning countryside views to the north, which are enjoyed from the kitchen window. The large rear gardens are west facing, with an alfresco BBQ/dining area and pergola adjacent to the conservatory, and with lawn laid all the way to the rear boundary, with yet more stunning rural views. There are apple and plum trees, and cultivated rhubarb, raspberries, and blackberries. There is a large outbuilding at the end of the garden, currently setup as a garage and cartlodge, which offers an exciting prospect with the potential to be converted into a detached home office, secondary accommodation or a holiday let, subject to planning.

LOCATION

The property is positioned in between Boxford and Edwardstone. Groton is a sought-after village that stretches over quite a wide area and is surrounded by attractive open countryside. Local amenities include a church and a popular pub whilst the neighbouring village of Boxford provides excellent day-to-day amenities including a highly regarded primary school, shops, doctors' surgery, and pub. For the commuter there is a mainline station at Colchester with fast train to London's Liverpool Street taking from 48 minutes. There is also a branch line station a short drive away at Sudbury, connecting onto the mainline at Marks Tey.

ADDITIONAL INFORMATION

Tenure: Freehold

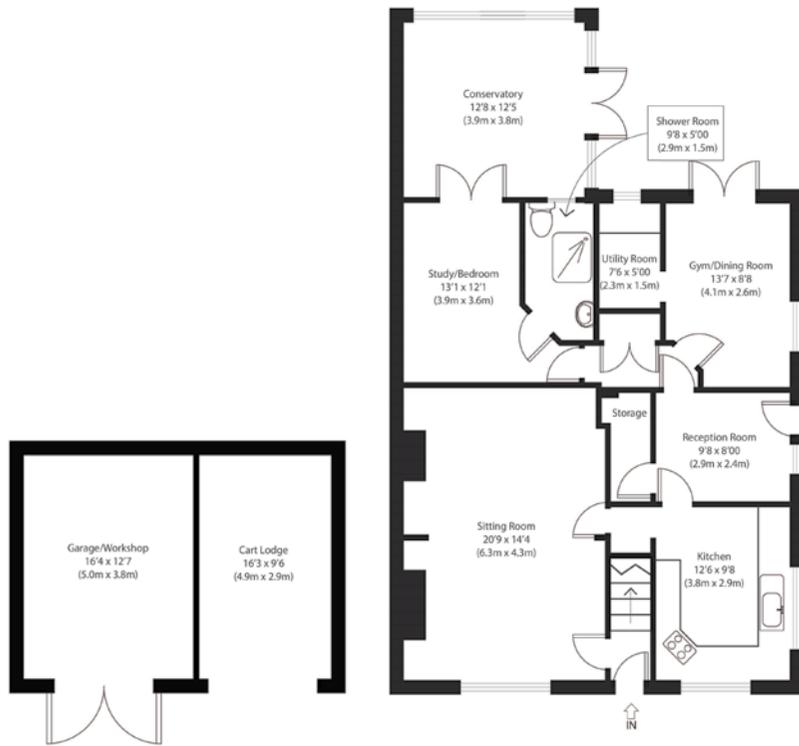
Services: Mains water, electricity and drainage. Oil fired central heating. Solar water and panels

Local Authority: Babergh Band D

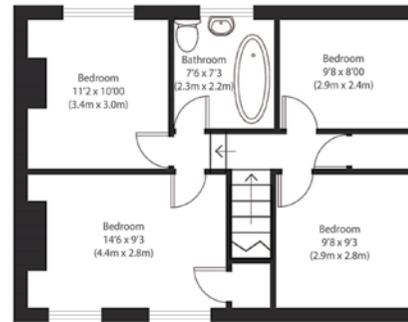
Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: [///spray/hydration/odds](https://www.what3words.com/spray/hydration/odds)





Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 1715 sq ft (159 sq m)
 Outbuilding 365 sq ft (34 sq m)
 Total 2080 sq ft (193 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

Carter Jonas



Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

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