

Yew Cottage, 1a Airey Close, Newton, Sudbury, CO10 0WW



Freehold

£375,000

Subject to contract

Brand new property

3 bedrooms

2 bathrooms

Open-plan kitchen/living/dining room



One of a pair of brand new semi-detached three bedroom houses, fitted to a high standard with an impressive open-plan living/kitchen/dining room.

Some details

General information

One of a pair of three bedroom semi-detached brand new properties situated in this highly desirable village with its own golf course, benefiting from a driveway and detached cart lodge.

A double glazed door leads into the main entrance hall where stairs rise to the first floor with cupboard beneath and doors give way to an impressive open-plan kitchen/living/dining room to the rear, set clearly into two distinct zones. The kitchen area is designed to a Shaker style with oakworksurfaces surrounding and incorporating white ceramic sink and Bosch ceramic hob and oven, range of units and drawers beneath and wall mounted units over, dishwasher, washing machine and fridge/freezer. The living/dining area has bi-fold doors which open out onto the rear garden with sky light over.

To the front of the property are the two ground floor bedrooms, one of which could be used as a study, and the bathroom with a four piece suite comprising shower cubicle, vanity wash hand basin, panel bath, wc and heated towel rail. Air source pump heating/hot water system

Stairs rise up to the first floor and from the landing there is a built-in airing cupboard. A further door leads into the master bedroom, a good sized room with built-in wardrobes and an ensuite with good size walk in shower cubicle, wc, basin and heated towel rail.

Open plan kitchen/living/dining room
18' x 16' 8" (5.49m x 5.08m)

Bedroom two
12' 11" x 9' 11" (3.94m x 3.02m)

Bedroom three/study
13' 1" x 7' 7" (3.99m x 2.31m)

Ground floor bathroom
8' 6" x 5' 11" (2.59m x 1.8m)

Landing

Master bedroom
12' x 12' (3.66m x 3.66m) minimum plus built-in storage

Ensuite
6' 5" x 5' 6" (1.96m x 1.68m)

The outside

The front garden has been designed in a low maintenance fashion with flower borders with young hedge plants. The driveway is shared with the neighbouring property and leads to the twin bay cart lodge. A pathway extends to one side leading to the entrance door and a gate provides access through to the rear garden. The rear gardens have a patio with the majority being laid to lawn.

Location

The pretty village of Newton Green is between the two towns of Colchester and Sudbury, both of which provide excellent shopping, schooling and leisure facilities. The mainline station at Colchester is within comfortable driving distance with its excellent links to London Liverpool Street. We are advised that residents of Newton Green are entitled to free use of the 9 hole golf course.

Important information

Council Tax Band - tbc

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Directions

Please use the postcode, CO10 0WW, travelling from Sudbury, Airey Close can be found on your left and on entering Airey Close, Yew Cottage can be found set back from the road on the left hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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