

Summary

A stunning characterful property set in an idyllic location with beautiful field and church views to rear. The property has been extended to the rear to create a large open plan kitchen/breakfast room and utility area. Double garage & studio with ample off road parking and large garden to rear.

Description

Approximate Room Sizes

ENTRANCE PORCH Entrance door into entrance porch with further door to sitting room.

SITTING ROOM 11' 05" x 14' 09" (3.48m x 4.5m) Two double glazed windows, one to the front aspect and one to side, door into dining room. Brick fireplace with inset wood burning stove.

DINING ROOM 12' 11" x 12' 08" (3.94m x 3.86m) Double glazed window to side with door to utility area and stairs ascending to first floor landing.

UTILITY ROOM 9' 7" x 9' 0" (2.92m x 2.74m) Door to rear hall. Floor to ceiling units and base units with working surfaces over, space and plumbing for white goods. Opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 15' 5" x 11' 5" (4.7m x 3.48m) Fitted kitchen with matching wall and base level units with working surfaces over. Double range oven with induction hob and extractor over. Inset dishwasher. Space for large American style fridge freezer. Large breakfast bar. Double glazed patio doors to rear and double glazed window to side.

REAR HALL Door to rear and WC.

WC Double glazed window to side, low level WC, wash hand basin.

LANDING Doors off to bathrooms and bedrooms.

MASTER BEDROOM 11' 5" x 11' 10" (3.48m x 3.61m) Double glazed window to front aspect, door to en-suite and built in cupboard.

EN-SUITE Double glazed window to side, shower unit, wash hand basin and low level WC.

BEDROOM TWO 7' 9" x 12' 9" (2.36m x 3.89m) Double glazed window to rear with far reaching field and church views.

BEDROOM THREE 6' 0" x 9' 5" (1.83m x 2.87m) Double glazed window to side, door to over stairs airing cupboard.

BATHROOM Double glazed window to side, panelled bath with shower attachment over, wash hand basin and low level WC.

DOUBLE GARAGE 20' 9" x 18' 2" (6.32m x 5.54m) Two garage doors to double garage with power and lighting connected.

STUDIO 20' 6" x 9' 1" (6.25m x 2.77m) Stairs ascend to the first floor studio above the garage, with

window to rear aspect and doors to eaves storage. Versatile room which can be used for a home office or guest bedroom.

OUTSIDE The front of the property is approached by a shingle drive with a small lawned area to side and path to the entrance porch. Side access and gates to the rear garden. Enclosed to the side by wood panel fencing.

The rear of the property again commences with a shingled parking area proving access to the garage. The oil tank and boiler are located to the side of the property. Enclosed by wood panel fencing. The garden commences with a paved patio area which steps up the remainder of the garden which is predominately laid to lawn. Mature hedging to rear, gate to the newton allotments and fields beyond.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Oil Heating, Water & Electric

Post Code – CO10 0QJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 for 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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Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Sudbury Road | Newton | CO10 0QJ

£425,000

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- Three Bedrooms
- Beautiful Field Views
- Extended To Rear
- Kitchen/Breakfast Room
- Large Utility Area
- Two Reception Rooms
- Double Garage & Ample