



Winthrop Close | Newton Road, Sudbury, Suffolk, CO10 0PZ



Features

- Three Bedrooms
- Rural Cottage In Idyllic Location
- Far Reaching Field Views
- Beautiful Cottage Gardens
- Ample Off Road Parking & Garage
- Accessed Via Private Drive
- No Onward Chain

Welcome to this charming property with a blend of comfort and scenic beauty. The entrance porch leads to a hallway connecting bedrooms and a sitting room with garden views. The kitchen offers ample space and a view of the front garden. The property features a WC and shower room. Bedrooms enjoy panoramic views. The front garden includes off-road parking, a garage, and a lawn with mature flower beds. The rear garden has a patio, lawn, shrubs, and a shed. The private drive provides access to picturesque countryside walks. This property seamlessly combines comfort, convenience, and natural beauty for a tranquil lifestyle.



THE PROPERTY

Welcome to this charming property with a delightful blend of comfort and scenic beauty. As you enter through the double glazed entrance door, you are greeted by an inviting entrance porch adorned with a double glazed window offering views to the side. The hallway unfolds before you, leading to various sections of this well-designed home.

The hallway, with its own double glazed window overlooking the garden, provides access to the bedrooms and the captivating sitting room. The sitting room is bathed in natural light from double glazed windows at the front, offering enchanting views of the garden, while an additional window at the rear captures the picturesque landscapes beyond. The room features an open brick fireplace, creating a warm and inviting atmosphere. A doorway seamlessly connects to the well-appointed kitchen, where windows frame views of the front garden. The kitchen boasts a fitted design with matching wall and base units, complemented by a spacious work surface. An inset stainless steel sink with mixer taps adds a touch of elegance, and there is ample space for appliances and a dining table. The kitchen also provides access to the rear hall, from which doors lead to the boiler room, shower room, and rear porch.



The WC offers practical amenities, including a close-coupled toilet and a pedestal wash hand basin. An opening leads into the shower room, illuminated by a double glazed window. This space features a large shower with a screen and shower attachments, accompanied by a chrome heated towel rail.

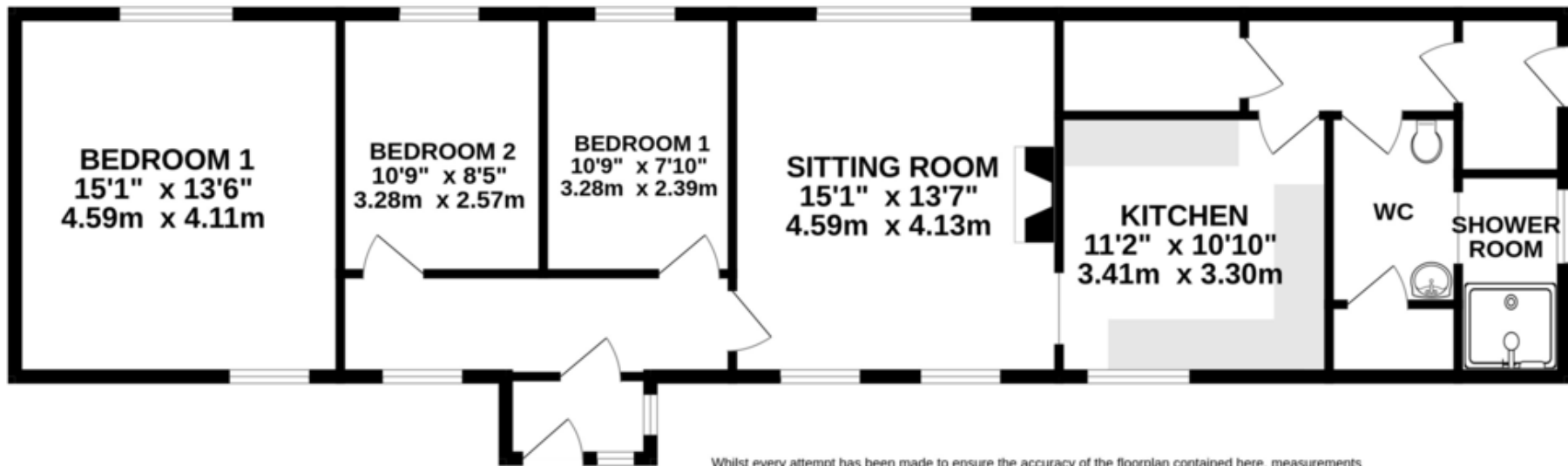


Step into the inviting bedrooms, where comfort meets panoramic views. The master bedroom enjoys dual aspect double glazed windows, offering vistas of both the front garden and stunning fields at the rear. This spacious room presents an opportunity to create an ensuite without compromising on space. Two additional bedrooms both feature double glazed windows with far-reaching field views.

The outdoor space is equally captivating, with an impressive private drive shared among a few properties. The front of the property boasts off-road parking, block-paved spaces, and a garage en bloc. The front garden is a delightful mix of lawn and mature flower beds, leading to the entrance door. The rear garden features a concrete patio, expanses of lawn, mature shrubs, and a brick-built shed. A gate at the rear opens to a public footpath, offering access to picturesque countryside walks and field views.

This property seamlessly combines comfort, convenience, and natural beauty, providing a perfect setting for a tranquil and fulfilling lifestyle.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 by 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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