

Marks Cottage, Plampin Close, Newton, Sudbury, CO10 0RD



2 bedrooms
2 reception rooms
1 bathroom

Freehold

Offers In Excess Of

£260,000

Subject to contract

No onward chain



This beautifully positioned country cottage is situated in the desirable village of Newton and offers two bedrooms, a first floor bathroom with two reception areas, kitchen, cloakroom and private gardens.

Some details

General information

This charming country cottage set in the desirable village of Newton offers two bedrooms and a bathroom to the first floor in addition to a reception room separated into two distinct zones including a sitting area and dining area. There is a recently modernised country kitchen and ground floor cloakroom along with two garden areas, a courtyard area located off the dining room and a laid to lawn section to the rear.

The property has a glazed door to the entrance hall with further doors leading off. The kitchen has work surfaces on two sides and is of a galley-style design with sink set in front of the window overlooking the courtyard garden. There is an array of storage cupboards as well as space for several appliances including a fitted oven with hob, plumbing for a dishwasher and space for a free-standing fridge/freezer. The entrance hall also provides access to the cloakroom which is ideally placed at the entrance of the property. The open-plan reception room includes a range of character features such as, exposed beams and redbrick fireplace. The dining area which has French doors to the courtyard garden, then wraps around to the sitting area with a door leading to the stairs rising to the first floor, all of which is includes recently laid LVT flooring.

The landing provides access to the two bedrooms which both overlook the courtyard garden and the re-fitted bathroom which comprises a three-piece suite with shower over bath, part tiled surrounds, wash hand basin, WC and window to the front.

Entrance hall

6' 10" x 4' (2.08m x 1.22m)

Kitchen

10' 9" x 6' 5" (3.28m x 1.96m)

Cloakroom

6' 11" x 6' (2.11m x 1.83m)

Dining area

9' x 8' 3" (2.74m x 2.51m)

Sitting area

15' 5" x 12' 10" (4.7m x 3.91m)

Landing

Bedroom one

14' 11" x 9' 1" (4.55m x 2.77m)

Bedroom two

8' 4" x 7' 1" (2.54m x 2.16m)

Bathroom

9' 9" x 5' 5" (2.97m x 1.65m)

Outside

The property benefits from two outside areas, the first of which is a courtyard garden which is accessed via the dining area. The second area is an enclosed fenced garden set to the front of the property which is laid to lawn leading to an access gate with an area of gravel. The front garden also houses the 2 above ground LPG gas tanks.

Location

The village of Newton is a pleasant small village renowned for its village green and golf course and is conveniently situated for both Colchester and Sudbury.

Sudbury is a highly regarded market town on the Essex Suffolk border with a strong sense of community, twice weekly market and branch line railway station connecting to the main line at Marks Tey.

Colchester is within comfortable driving distance with an excellent range of shopping and recreational facilities, Mercury Theatre and wine bars. It has its own main line railway station with direct links to London's Liverpool Street station.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - F

Our ref - SP

Directions

Use postcode as the point of origin. For further directions please contact a member of our Sales team on 01787 327000.

Further information

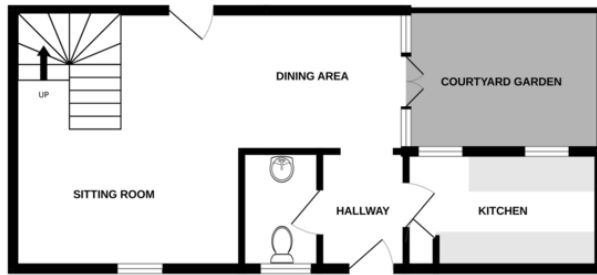
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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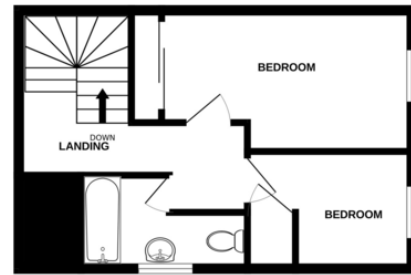
Viewing

To make an appointment to view this property please call us on 01787 327 000.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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