

Summary

A beautifully presented 2 bedroom cottage situated in the desirable village of Newton. The property has been recently renovated by the current owners, offers large living space with character features, modern kitchen as well as a sunny courtyard garden in addition to the main garden which is laid to lawn.

Description

Approximate Room Sizes

ENTRANCE HALL: 6' 10" x 4' (2.08m x 1.22m) Karndean flooring. Door to downstairs cloakroom. Door to:

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

A Stunning recently fitted country style kitchen with a range of matching base and wall mounted units, complimentary work surfaces. Butler sink. Window over looking courtyard, Space and plumbing for washing machine and dishwasher. Fitted oven. Space for fridge/freezer.

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

White suite comprising low level flush WC with hand wash basin. Karndean flooring

DINING ROOM: 9' x 8' 3" (2.74m x 2.51m)

A bright space with patio doors leading out to the courtyard.

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

Exposed brick feature wall. Windows to front and side aspect. Karndean flooring. Door to stairs leading to:

LANDING: With recently fitted skylight.

BEDROOM ONE: 14' 11" x 9' 1" (4.55m x 2.77m) Window to side aspect. Fitted Wardrobes.

BEDROOM TWO: 8' 4" x 7' 1" (2.54m x 2.16m) Window to side aspect over looking the courtyard.

BATHROOM: Modern white suite comprising low level flush WC, pedestal wash hand basin & paneled bath with electric shower over. Tiled walls. Tiled Floor. Window to front aspect.

OUTSIDE: The property is accessed via a timber gate leading to the secure garden, this garden is laid mainly to lawn with a foot path leading to the front door as well a shingled area. The private courtyard garden is access from the patio doors off the dining room and is laid to patio.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains Water & Electricity. LGP Gas.

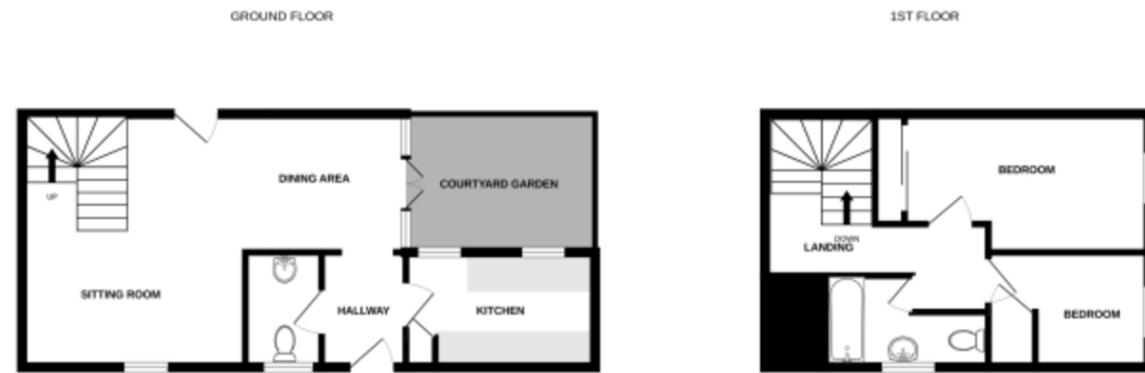
Post Code – CO10 0RD

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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EPC to follow

Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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£250,000

- OFFERED WITH NO ONWARD CHAIN
- Two Bedrooms
- Modern Kitchen
- First Floor Bathroom
- Open Plan Living Space with Doors to Courtyard
- Stunning Village Location with Golf Course
- 25 Minutes to Colchester North Station