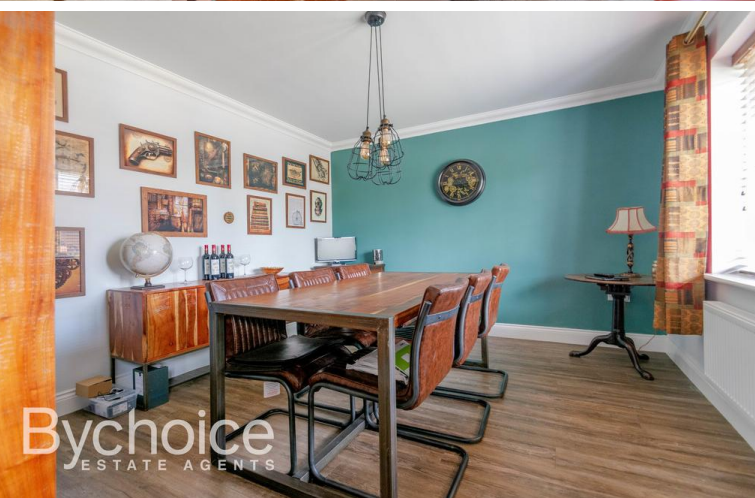




Red House Close | Newton, Suffolk, CO10 0TY



Features

- Four Bedrooms
- Sitting Room & Dining Room
- Kitchen Breakfast Room
- Utility Room & Ground Floor W/C
- Ensuite & Family Bathroom
- Garage & Off Road Parking
- South Westerly Facing Garden

An impressive four bedroom detached home located on a prestigious estate in the village of Newton Green. Accommodation comprises a dual aspect sitting room, dining room, kitchen/breakfast room, utility room, ground floor w/c, ensuite to the master bedroom and bathroom. The property also enjoys the benefits of several multiple air con units throughout. Externally the property boasts a garage and ample parking and a south westerly facing rear garden. Short walk to Newton Green golf club where villagers enjoy use of the original 9 hole course free of charge, the local pub and village shop. A short drive to Sudbury where you will find more amenities including the branch line train station with links to London Liverpool Street. The property is also just a 25 minute drive to Colchester and the A12.



STORM PORCH

Storm porch with front door leading into the entrance hall.

ENTRANCE HALL 17' 5" x 5' 10" (5.31m x 1.78m)

With doors off to sitting room, dining room, kitchen/breakfast room, ground floor cloakroom. Stairs ascending to first floor landing.

SITTING ROOM 17' 5" x 11' (5.31m x 3.35m)

Double glazed windows to front and double glazed French doors to rear patio area.

DINING ROOM 12' 11" x 11' 3" (3.94m x 3.43m)

Double glazed window to front.

KITCHEN 14' 2" x 13' 8" (4.32m x 4.17m)

Double glazed window to rear overlooking the garden, double glazed French doors to rear patio area. Door to utility room. The modern fitted kitchen comprises wall and base level units with work surfaces over, inset sink with mixer tap over, inset hob with extractor fan over, integral dishwasher, integral chest level double oven, integral fridge/freezer, space for dining table.

UTILITY ROOM 9' 7" x 5' 8" (2.92m x 1.73m)

External door to side aspect, base level units with work surfaces over, inset sink with mixer tap over, oil fired boiler.

WC

Close coupled w.c, wash hand basin, chrome heated towel rail radiator.

LANDING

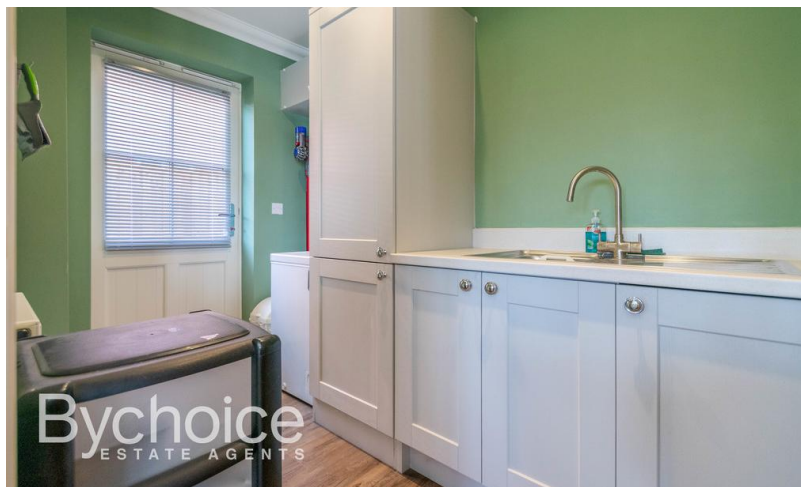
Doors off to bedrooms and bathroom.

BEDROOM ONE 14' 2" x 13' 8" (4.32m x 4.17m)

Double glazed window to rear, door to ensuite.

ENSUITE 6' 8" x 5' 5" (2.03m x 1.65m)

Shower with glass shower screen, concealed w/c, wash hand basin with taps over and vanity unit under, chrome heated towel rail radiator.



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BEDROOM TWO 17' 5" x 9' 11" (5.31m x 3.02m)

Double glazed window to front.

BEDROOM THREE 13' 2" x 10' 5" (4.01m x 3.18m)

Double glazed window to front.

BEDROOM FOUR 10' 5" x 7' 2" (3.18m x 2.18m)

Double glazed window to rear.

BATHROOM 9' 8" x 6' 8" (2.95m x 2.03m)

Panelled bath with taps over, shower with glass shower screen, concealed w/c, wash hand basin with taps over and vanity unit under. Double glazed window to rear.

OUTSIDE

The front of the property is approached via a shared drive which provides vehicular access to the garage and parking area. The remainder of the frontage is landscaped to lawn and mature flower beds. The rear garden is predominantly laid to lawn and enjoys a south westerly aspect. There is a paved patio area for outside entertaining and dining. All enclosed by wood panel fencing.

GARAGE

Up and over door providing vehicular access to the garage.

AGENTS NOTE

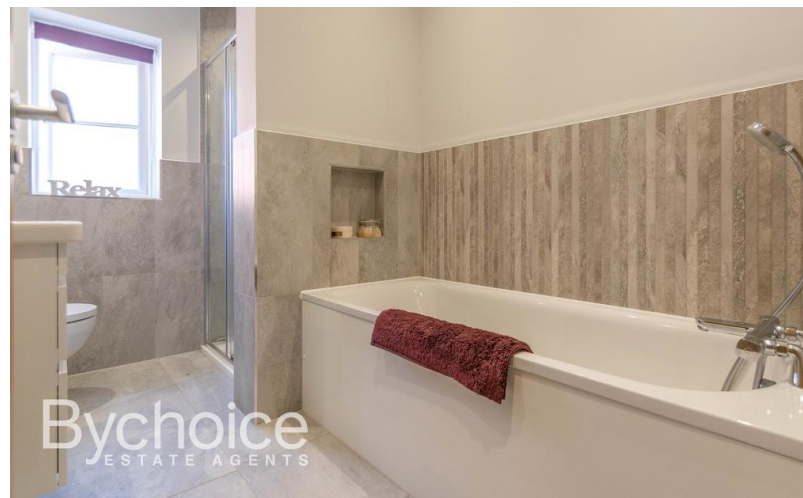
Council Tax Band - F

EPC Rating - B

Tenure - Freehold

Estate Charge - TBC

Services - Oil fired central heating, mains drainage & water, electric, solar panels, air conditioning units



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Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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. B2304





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