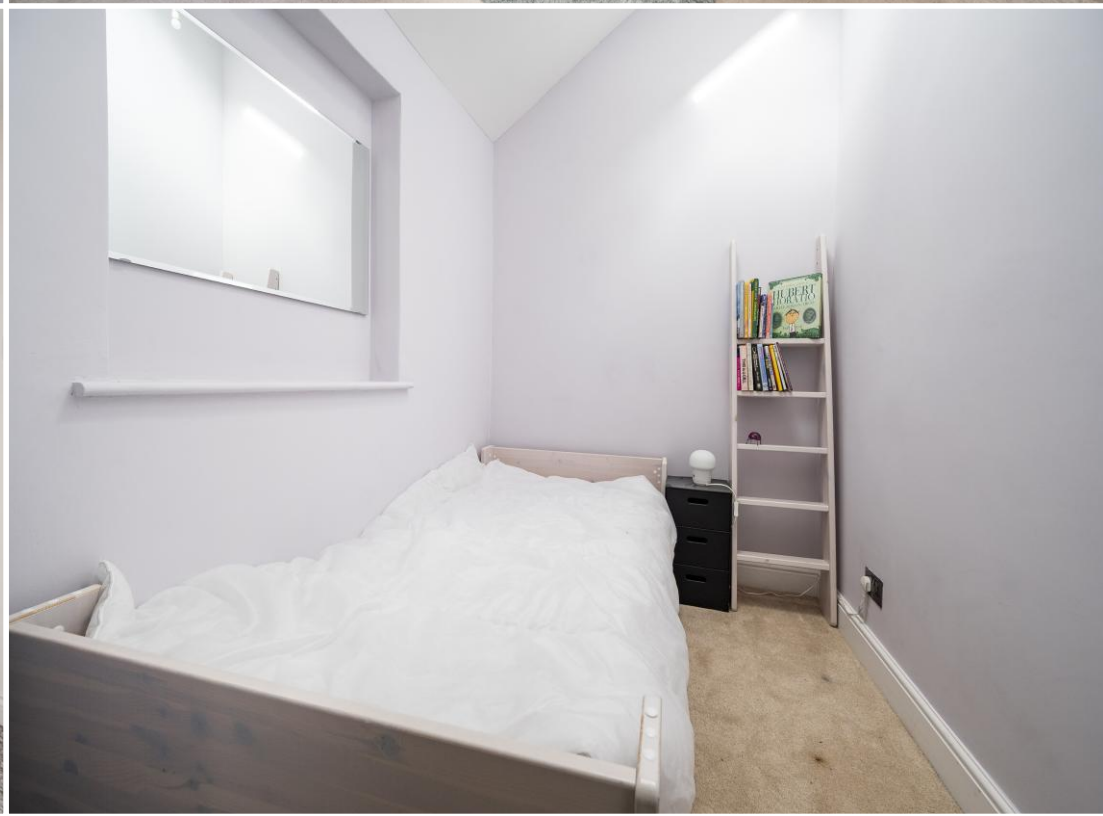




DAVID  
Burr

Litte Bungalow,  
Newton, Suffolk







# LITTLE BUNGALOW, Newton, Suffolk

A charming single-storey bungalow beside Newton Green Golf Course, offering a bespoke country kitchen, landscaped gardens, versatile accommodation and scope for further expansion with an attached barn.

Colchester North Station 11.2 miles, train journey time to London Liverpool street from 50 minutes. A12 10.6 miles, Standard Airport approximately a 1 hour drive.

- Detached single storey dwelling
- Situated in the much sought after village of Newton
- Extended and presented to a high specification throughout
- Open plan kitchen and sitting room
- Dual aspect main bedroom with views across the golf course
- Second single bedroom
- Family bathroom with underfloor heating
- Landscaped courtyard garden
- Attached timber-framed barn
- Located near Newton Green Golf Course



## SITUATION

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton Green are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

## DESCRIPTION

A well-presented detached single storey bungalow occupying a prime position beside the renowned Newton Green Golf Course in the sought-after Suffolk parish of Newton. Extended and improved, the property offers stylish and practical living and an attached single-storey barn.

The property has been finished to an excellent standard throughout, with features including a bespoke oak-topped country-style kitchen, oak internal doors, exposed beams and soundproof glazing to the front elevation. Aluminium-framed double-glazed windows enhance the extension, while underfloor heating in the family bathroom adds a further touch of comfort. Externally, the rendered exterior with weatherboard cladding, slate roofline and detailed fascia boards combine to create an attractive, characterful appearance.

On entering the property, the hallway leads into an inviting sitting room which forms part of an open-plan arrangement with the kitchen. The kitchen itself has been fitted with shaker-style units beneath oak worktops, complete with butler sink and a range of integrated appliances including oven, ceramic hob, extractor and slim-line dishwasher. There is also space for a fridge/freezer and washing machine/dryer. An oak peninsular unit provides a natural division between the kitchen and living space, and a linen cupboard houses the pressurised water cylinder with useful shelving.

The main bedroom forms part of the extension and enjoys a dual aspect with views across the adjacent golf course. A second single bedroom, light and versatile, benefits from a vaulted ceiling and Velux window to the side, making it ideal as a guest room, home office or nursery. The family bathroom is finished to a high standard with bath and shower attachment, fitted basin with gloss-fronted unit, WC, heated towel rail, touch-sensitive mirror and underfloor heating.

### Outside

Outside, the property is approached via a private driveway providing off-street parking for one vehicle. The rear garden has been thoughtfully landscaped, incorporating a section of artificial lawn, established borders, mature trees, bamboo planting and a water feature. A timber-framed store provides useful garden storage, while gated access connects both the front elevation and the driveway. To the rear stands a timber-framed barn beneath a clay-tiled roof, offering excellent scope for conversion into further living accommodation if required and subject to planning.

### Agents notes

A neighbouring property benefits from the right to pass over the land within the curtilage of the property utilised as part of the driveway.

The private drainage system in place is not compliant with general binding regulations and will require replacement. This has been considered when setting the current marketing price.

**POSTCODE:** CO10 0QS

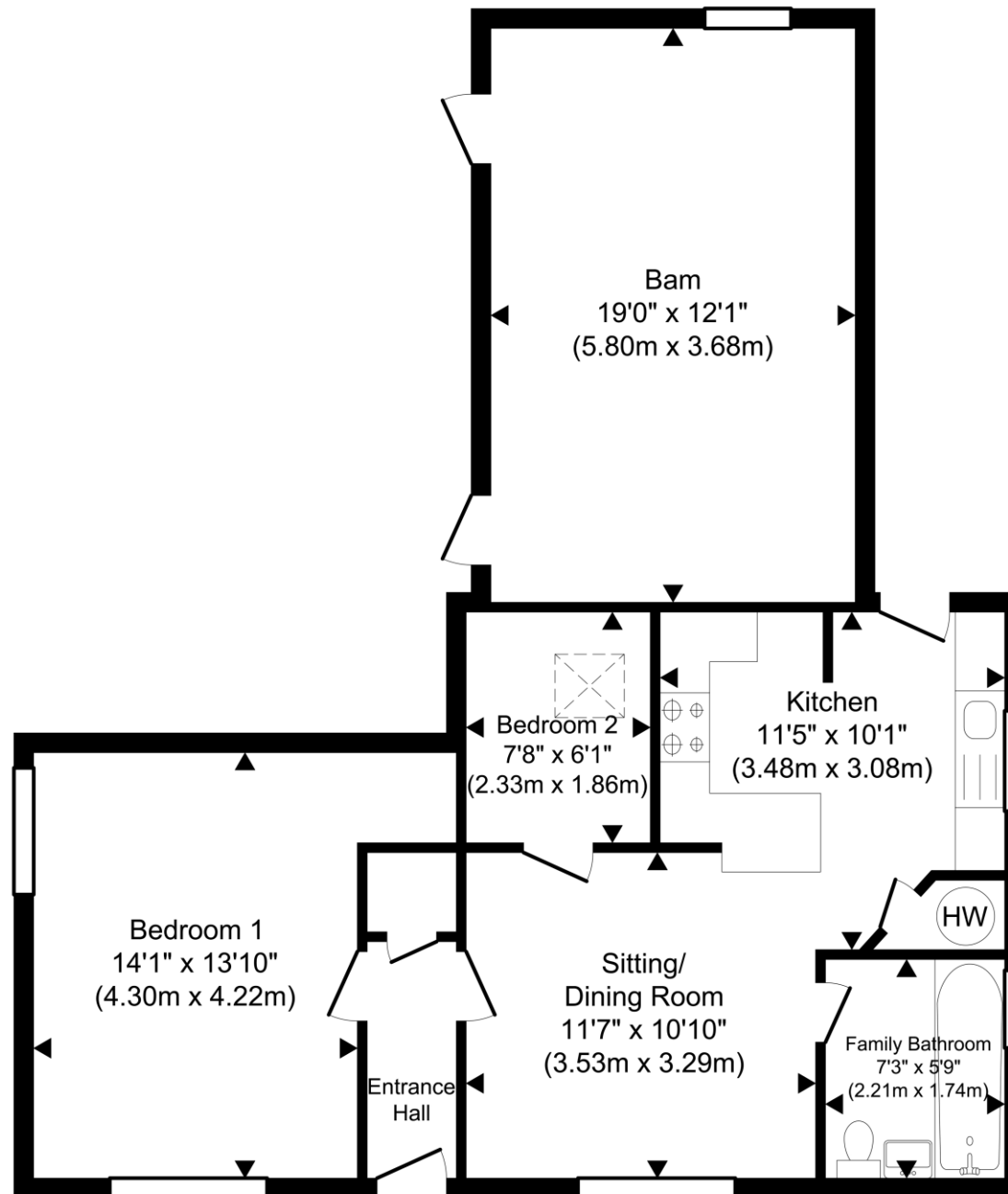
**WHAT3WORDS:** ///mural.belief.airbag

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000). **COUNCIL TAX BAND:** A.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**VIEWING:** Strictly via David Burr Leavenheath.





TOTAL APPROX. FLOOR AREA 770.80 SQ.FT. (71.61 SQ.M.)

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