

Description

Approximate Room Sizes

THE PROPERTY Introducing a charming two-bedroom bungalow located in the sought-after village of Newton. This delightful property offers comfortable living in a well-proportioned layout.

As you enter the property, a central hallway provides access to all the main rooms. The sitting room boasts a generous space for relaxation and entertaining, while the adjacent conservatory offers an excellent spot to enjoy garden views year-round.

The bungalow features two bedrooms, the largest being the master bedroom, which provides ample space for a king size bed and fitted storage. The second bedroom is ideal as a guest room or study, offering flexibility to suit your needs.

The kitchen is well-sized and comprises an integrated dishwasher, fridge/freezer and double oven. With inset sink with taps over and an inset induction hob with extractor fan over. Space and plumbing for washing machine. The bathroom, conveniently located near the bedrooms, serves the household comfortably.

Externally, the property includes a garden accessible from the conservatory, perfect for outdoor relaxation and entertaining. There is also a detached garage with power, lighting and eaves storage as well as parking for multiple vehicles.

Located in the picturesque village of Newton, this bungalow offers peaceful village life while being within reach of local amenities.

This is an ideal home for those looking for single-storey living in a quiet, well-connected location

THE LOCATION Newton Green is a charming village located in Suffolk, known for its picturesque setting and community-oriented atmosphere. The village is centred around a large, scenic green, and home to the historic Newton Green Golf Club. Established in 1907, this club offers residents unique access to an original 9-hole course set on common land, and full members enjoy discounted access to the more extensive 18-hole course.

The local pub, The Saracens Head, is a focal point of the village. This 15th-century establishment offers more than just a place to enjoy a pint; it also houses a handy village shop, making it a convenient stop for daily essentials. The Saracens Head is just a short stroll from the golf course,

making it a popular spot for both locals and visitors alike.

Newton Green is well-connected to nearby towns, with Sudbury just 3 miles away, offering a range of shops, amenities, and a train station with links to London. Hadleigh and Colchester are also within easy reach, providing further options for shopping, dining, and entertainment.

The village is surrounded by lush countryside, offering scenic walking trails and stunning views of the Suffolk landscape. The area's natural beauty provides a peaceful retreat for nature lovers and outdoor enthusiasts. For those seeking a blend of tranquil village life with easy access to larger towns, Newton Green offers an ideal setting.

AGENTS NOTE Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Oil Fired Central Heating, Solar Panels

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data Likely with EE. Voice & Data limited for Three, Vodaphone & O2 (Ofcom data)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

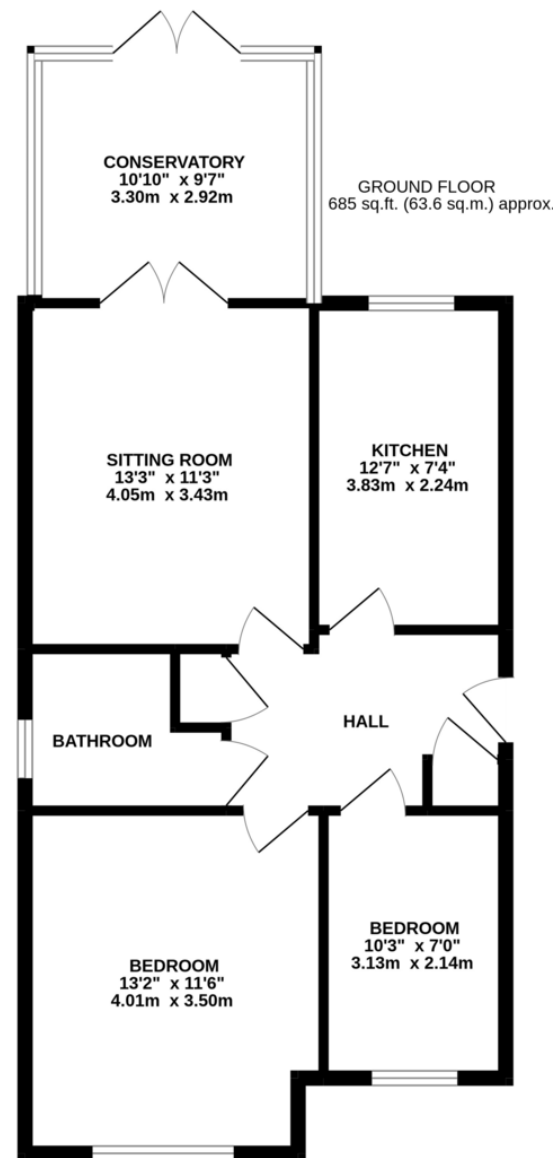
Post Code – CO10 0QJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.
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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 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 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

Sudbury Road | Newton | CO10 0QJ

£375,000

This charming two-bedroom bungalow in Newton offers comfortable single-storey living. It features a spacious sitting room, a bright conservatory with garden access, a well-equipped kitchen and a modern shower room. Set in a peaceful village, it's perfect for relaxed rural living.

- Kitchen
- Living Room
- Two Bedrooms
- Bathroom
- Conservatory
- Garden
- Garage