



NEWTONS FARM



Huntingfield
Estates
FRAMLINGHAM

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Newtons Farm

Brundish | Stradbroke | Suffolk

Designed for comfortable living with plenty of room for relaxation and entertainment, this home is the perfect backdrop for raising a family and hosting company. Its careful design and practical features are set to impress.

LOCATION Brundish is a pretty village and with Laxfield, to the east, which is three miles away which is well served by two Public Houses, a Co-Operative store with Post Office facilities and a local primary school, Stradbroke to the north has a secondary School, swim and fitness centre, baker, butcher, Spar store and two public houses.

GUIDE PRICE £675,000





INTERIOR

A stable door welcomes you into the Entrance Hall of Newtons Farm which has been paneled and has space for coats and shoes and there is a large understairs storage cupboard. To the left of the Entrance Hall is the Sitting/Dining Room which has a range of floor to ceiling built in bookcases to one wall, oak laminate flooring which extends from the hallway, a brick-built fireplace with a wood burner on a slate and brick hearth with a wooden mantelpiece over. The room is light and airy being triple aspect and has new double doors overlooking the rear garden. Off the Sitting Room is the Snug, which again, has a full wall of bookcases and has a window overlooking the rear. The Kitchen is to the right of the Entrance Hall and has a range of painted units in Farrow and Ball "stoney ground" with white laminate worktops over, space for a fridge/freezer, range cooker with extractor over, space for small dishwasher, water softener. There is a fabulous, shelved pantry. A door leads through to the Utility Room which has a cupboard housing a washing machine and tumble dryer, range of cupboards and space for further appliances, boiler all with solid woodwork tops over and ceramic sink. There is a window overlooking the front garden. To the right of the utility room is a shower room with shower cubicle, wc and wash hand basin nestled in a vanity unit. There is a boot room off the Utility Room, perfect for extra appliances, coats, boots etc. Upstairs there is a large landing with a window halfway up the stairs with stunning countryside views. The Principal Bedroom has a window overlooking

the rear garden and is of a generous nature with built in wardrobes. A barn door leads through into an En Suite Shower Room with Shower cubicle, wash hand basin and wc. Bedroom 2 is a large double, has fitted wardrobes to one wall and shelving for shoes and a window overlooking the rear garden. Bedroom 3 has a lovely window seat overlooking the countryside views and cupboards with shelving and hanging rails. Bedroom 4 is a further double with a Velux window. The Family Bathroom has a roll top bath with claw feet, wash hand basin in a vanity unit and concealed wc. There is paneling halfway and a towel rail. Newtons Farm will be snapped up as it would suit a variety of purchasers and is ready to move into.

EXTERIOR

There is a driveway and a five-bar gate leading to lawned areas on either side and a footpath on the right leading up to the front door. Down the drive there is a new garage (20ft x20ft) with double doors on the left and further along a workshop, the same size as the garage. There are two further sheds on the right and a gym and greenhouse. There is a large, shingled area which has been beautifully planted along with pergola over the patio area. There is a further seating area and barbeque area at the rear of the garden which leads to a lovely lawned area with mature trees. The plot in all extends to some three quarters of an acre (sts)



PROPERTY DESCRIPTION

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Oil Fired Central Heating, private drainage system with weepers which complies with the 2021 legislation, mains water and electricity.

LOCAL AUTHORITY Mid Suffolk

Tax Band: D

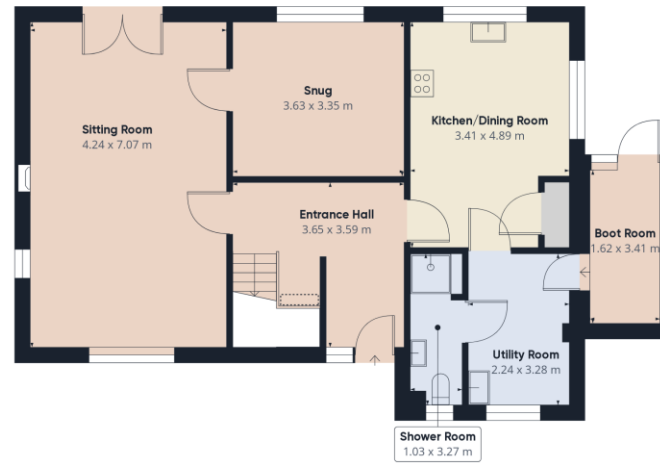
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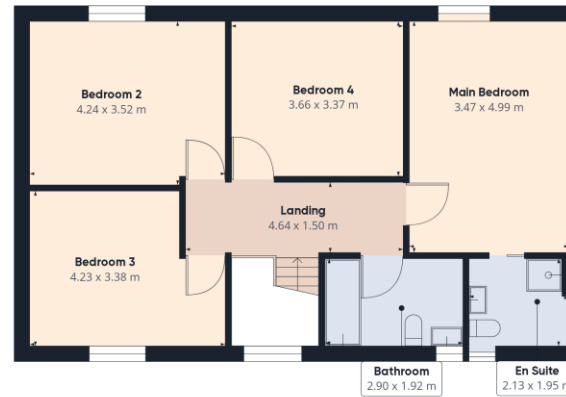
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Approximate total area[®]
164.61 m²
Reduced headroom
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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