



**Plot 4 Newton Grove - Phase 2 Sudbury Road, Sudbury, CO10 0QH**

Guide price £400,000



# Plot 4 Newton Grove - Phase 2 Sudbury Road, Sudbury, CO10 0QH

## Guide price £490,000



### The Setting

The second phase of Newton Grove is a collection of properties that residents will be proud to call home from day one, with carefully planned interior spaces and charming external features positioned against the picturesque backdrop of the Suffolk Countryside and Newton Green's highly regarded Golf Course.

A well positioned development between Sudbury and Colchester, Newton Grove is a prime example of thoughtful design and contemporary styling brought together to create attractive, aspirational properties, perfectly suitable for twenty-first century lifestyles.

### This Home!

Plot 4, Newton Grove, is a four bedroom detached family home benefiting from two reception rooms along with a kitchen breakfast room, utility and ground floor cloakroom.

To the first floor there will be three spacious double bedrooms with a further single bedroom ideal if you're in need of that additional space to work from home.

Externally the property will benefit from a covered carport plus two additional parking spaces, whilst the rear garden will have gated side access and the garden will be fully turfed upon completion.

### Your home...Your Choice!

Granville Developments offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage. Granville Developments offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished to be as unique as you are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

### Some more information

Granville Developments and Baker Estates are proud to present the highly anticipated Second Phase of Newton Grove. Positioned in the village of Newton, close to the market town of

Sudbury, this exceptional development offers a desirable balance of past and present – connecting with the local area's historic property features, complementing the surrounding countryside, and offering the very best in modern building standards.

Comprising five carefully-designed family houses alongside four detached two and three bedroom bungalows, this latest selection of homes is perfect for a range of purchasers – especially those wanting to unwind amongst rural surroundings and relax within homes bursting with quality specifications.

With good road connections to Sudbury, Colchester, Chelmsford and London - along with the railway station at Sudbury - Newton Grove is the ideal place to enjoy tranquility, as well as an array of good opportunities for entertainment, recreation, leisure and retail.

### Location

The village of Newton is renowned for its characterful 18th and 19th-century houses and popular golf course, both of which sit alongside the main road as it passes through the ancient common. Residents will be perfectly placed to take advantage of the beautiful local walks along country paths, or enjoy the unspoiled landscape and woodlands in nearby Great Cornard Country Park and Dedham Vale Area of Outstanding Natural Beauty – both of which are only a short drive from home.

All daily requirements are met in the thriving country town of Sudbury, just five-minutes away by car and boasting a comprehensive mix of supermarkets, high street stores, independent shops, popular eateries and a leisure centre amongst its historic streets and period architecture. Sudbury has retained much of its heritage and hosts a range of places of interest to visit, from Gainsborough's House to the Tudor Salter's Hall, and the landmark venue of St Peter's Church – as well as its attractive park and riverside walks.

While Sudbury covers local needs, amenities and services, a wider selection of retail and leisure opportunities can be found just ten miles south in Colchester – with its array of household names, independent boutiques and the impressive upmarket

Fenwick department store. As well as a wide range of eateries for every taste, the town also boasts plenty of leisure options ; the Castle Museum and park, Mercury Theatre, Odeon multi-screen cinema, Colchester United football stadium and the renowned Roman remains. The bustling town of Ipswich is also just 30-minutes away from Newton by road – and is home to its own broad selection of sports, entertainment and waterfront attractions.

Those with young children will be pleased to find Springfields Pre-School, Wells Hall Community Primary School and Thomas Gainsborough Secondary School all close-by in Great Conard, with much-loved Pot Kiln Primary School closer to Sudbury – just 6-minutes away by road. Sudbury also boasts the very highly-rated Tudor Church Of England Primary, Saint Joseph's Roman Catholic Primary and St. Gregory CEVC Primary Schools.

### **Kitchen Breakfast Room**

14'3" x 13'2" (4.34m x 4.01m)

### **Dining/Family Room**

13'2" x 11'5" (4.015 x 3.505)

### **Sitting Room**

17'6" x 10'10" (5.350 x 3.315)

### **Utility Room**

9'9" x 5'8" (2.985 x 1.745)

### **Cloakroom**

9'9" x 3'0" (2.985 x 0.930)

### **Master Bedroom**

14'3" x 10'10" (4.34m x 3.30m)

### **En-Suite**

7'4" x 5'7" (2.24m x 1.70m)

### **Bedroom Two**

13'2" x 10'6" (4.01m x 3.20m)

### **Bedroom Three**

17'6" x 10'1" (5.33m x 3.07m)

### **Bedroom Four/Study**

10'8" x 7'3" (3.25m x 2.21m)

### **Bathroom**

9'9" x 6'9" (2.97m x 2.06m)

### **Agents Note**

In accordance with Section 21 of the Estate Agents Act, A director or employee of Baker Estates is also a shareholder of Granville Developments. All negotiations will be carried out in accordance with section 21 of the Estate Agency Act.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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