



LITTLE BUNGALOW

Newton | Suffolk



Chapman Stickels

LITTLE BUNGALOW SUDBURY ROAD NEWTON, CO10 0QS

AN EXCEPTIONALLY WELL PRESENTED DETACHED BUNGALOW WITH
PARKING AND GARDEN

Sudbury - 5 miles

Colchester - 12 miles

Bury St Edmunds - 19 miles

- Entrance hall • Open plan kitchen / living space • Two bedrooms •
- Family bathroom • Party barn • Garden • Off-road parking •





The Property

CHAIN FREE - Little Bungalow is a characterful, detached property set in the heart of the picturesque village of Newton Green. The accommodation is arranged over one level offering a pleasing combination of period charm with modern comfort. The property offers a high specification with fittings such as quadruple glazing, underfloor heating in the family bathroom, and bespoke kitchen.

An entrance hall provides access to the living accommodation and bedroom one which is of generous proportion and enjoys pleasant views across Newtons golf course. Within the original part of the bungalow is the open plan kitchen / living room providing a cosy and sociable space. The shaker style kitchen provides base and eye level units, with oak worktops and butler sink, with integrated electric hob and oven, and plumbing for dishwasher / washing machine.

The living room provides access to the fully tiled family bathroom with underfloor heating and a heated towel rail, and to bedroom two.

Outside to the rear lies a fully enclosed and private garden with a party barn providing a perfect space for entertaining with a wealth of exposed timbers. This outbuilding has great potential for further development (STPP).

To the front lies a shared gravelled drive providing off road parking for one vehicle.

Agents Note

Little Bungalow has run as a successful Air B&B for the past year. Further details available upon request.

Location

Newton Green is a charming Suffolk village, known for its picturesque setting centred around a large village 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 access to the more extensive 18-hole course. The village enjoys a local pub known as The Saracens Head which is just a short stroll from Little Bungalow, and a convenient village shop for daily essentials.

Services

We understand all mains services are connected.

Local Authority and Council Tax Band

Babergh Council
Band A

EPC Rating

Current D(56). Potential A(94).

The Little Bungalow, Sudbury Road, Newton, CO10 0QS

Approximate Floor Area

Main House - 576 sq. ft / 53.48 sq. m

Barn - 217 sq. ft / 20.19 sq. m

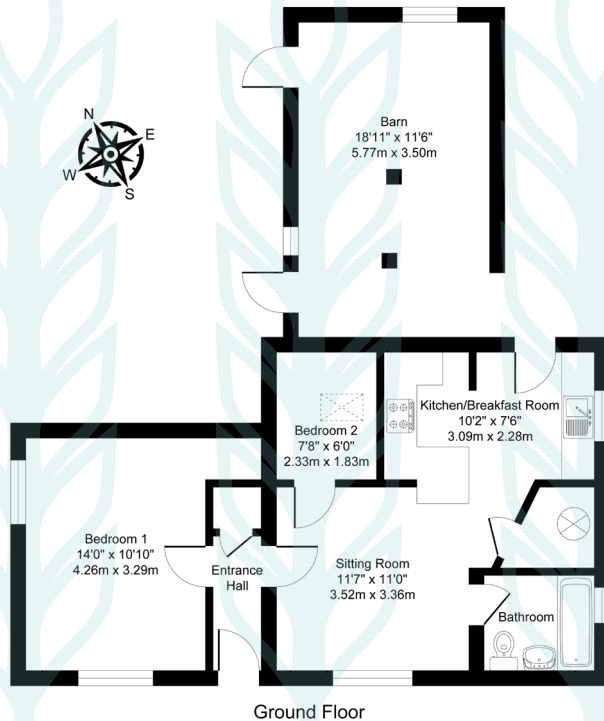


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