



Hayward Cottage | Church Road | Newton | CO10 0QP

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TOWN & VILLAGE
 PROPERTIES

Hayward Cottage, Church Road, Newton, Sudbury, Suffolk, CO10 0QP

“A charming, characterful & spacious three bedroom Grade II Listed house, located in this ever popular Suffolk village with extensive off-road parking & private, well-maintained grounds.”

Description

A charming, characterful and spacious three double bedroom Grade II Listed detached house, located in a tucked away position on a no-through road in the ever popular, accessible Suffolk village of Newton.

Notable benefits include an extensive programme of restoration carried out by the current owners, extensive off-road parking and private, well-maintained grounds divided into a number of attractive areas.

The accommodation in more detail comprises:

Front door to:

Reception Hall/Study Approx 13' x 12'5 (3.95m x 3.80m)

Impressive, light and airy welcoming entrance with double aspect windows to the front and rear, feature inset with exposed red brick chimney breast and oak bressummer, door to storage cupboard with cloak hanging space, exposed timbers and door to:

Sitting Room Approx 23'4 x 12'5 (7.12m x 3.79m)

With door to under stair cupboard, displaying striking exposed timbers, double aspect windows to the front and rear, magnificent feature fireplace with wood burning stove on a brick hearth, exposed red brickwork and oak bressummer over and door to:

Dining Room Approx 15' x 12'1 (4.58m x 3.69m)

Substantial room with personal door to side and double aspect windows to either side. This room introduces to the more recent addition to this period residence and therefore offers a harmonise blend of old and new, seamlessly moving into the newer part of the building. Suffolk latch door with stairs rising to the first floor and door to:

Kitchen/Breakfast Room Approx 17'8 x 10'8 (5.41m x 3.27m)

Fitted with a matching range of base units with wooden worktops over and inset with one and a half bowl ceramic sink, drainer and chrome mixer tap. Integrated appliances include dishwasher, space for cooker and fridge/freezer, spotlights, double aspect windows to the rear and side, personnel door opening into the courtyard, wood flooring and door to:

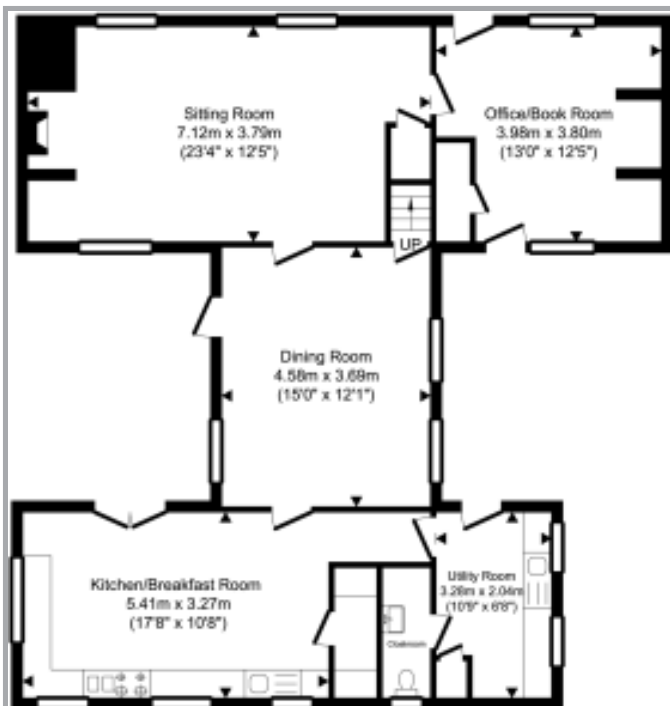
Utility Room Approx 10'9 x 6'8 (3.28m x 3.80m)

With a matching range of base units with worktops over and inset with stainless sink, drainer and chrome mixer tap. Space for white goods, two windows to side aspect, tiled flooring, access to loft, personnel door to garden and door to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback, tiled flooring and window to rear aspect.





Ground Floor
Approximate Floor Area
976.50 sq. ft.
(90.72 sq. m)



First Floor
Approximate Floor Area
735.17 sq. ft.
(68.30 sq. m)

TOTAL APPROX. FLOOR AREA 159.02 SQ.M. (1711.67 SQ.FT.)

First Floor Landing

With window to front aspect and doors to:

Master Bedroom Approx 14'6 x 9'9 (4.44m x 2.98m)

Accessed via some steps to a double room with double aspect windows to either side, spotlights, built-in wardrobe and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, corner tiled shower cubicle, heated towel rail, tiled flooring, and extractor.

Bedroom Two Approx 13'4 x 11'1 (4.08m x 3.38m)

Double room with double aspect windows to the rear and side.

Bedroom Three Approx 13' x 11'1 (3.98m x 3.38m)

Double room with double aspect windows to front and rear, built-in wardrobe and door to:

En-Suite Shower Room

White suite comprising hand wash basin with storage under, tiled shower cubicle, tiled flooring, tiled walls, spotlights and access to loft.

Outside

Hayward Cottage enjoys an attractive frontage and is located on a no through road in a tucked away position and is accessed over a private gravelled driveway providing ample off-road parking. The grounds are private in nature as well as particularly well-maintained, formed by a mixture of both lawned and terraced areas. Boundaries are defined by an attractive brick and flint wall as well as fencing for the most part. Through the grounds are well-stocked flower and shrub borders as well as established specimen trees. Sun terraces are in abundance to provide an array of options for alfresco entertainment and dining.

Local Authority

Babergh District Council

Council Tax Band - E

Services

Mains water, drainage and electricity. Electric heating.

Agents Note

We understand from our client that the property is Grade II Listed.





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