



Poppy Cottage
Newton, Suffolk

**DAVID
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Poppy Cottage, Sudbury Road, Newton, Sudbury, Suffolk, CO10 0QS

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

A four-bedroom (one en-suite) semi-detached period cottage set back from Sudbury Road, adjacent to Newton Green golf course and enjoying a central village location. Situated within the highly regarded parish of Newton Green, this charming cottage has undergone a programme of modernisation in recent years and offers three ground floor reception rooms and benefits from a wealth of retained features including brick fire places with wood burning stoves, doors complete with Suffolk latches and an array of exposed timber work. Understood to have originally existed as three cottages the property has been combined as a single residential dwelling and offers four bedrooms accessed via two separate staircases. The ground floor accommodation schedule is further enhanced by separate utility room, ground floor shower room and a particularly attractive garden room set beneath a pitched roof line. Further benefits of the property include well screened cottage style gardens and an allocated area of off-street parking.

A four bedroom (one en-suite) semi-detached period cottage offering three ground floor reception rooms, cottage style gardens and allocated off street parking.

Panel glazed timber door opening to:

ENTRANCE HALL: With fitted storage units, casement window to side and obscured panel glazed door opening to:

SNUG: (3.91m x 3.35m) A distinctive reception room with casement window range to front, recessed book shelving and brick fireplace with an inset woodburning stove. Door leading to:

SITTING ROOM: (3.98m x 4.97m) The principal reception space with double glazed casement window ranges to the front elevation affording views over the cottage gardens, exposed timber work and fireplace with decorative surround. Built in corner storage and alcove storage. Opening to...

DINING ROOM: (3.50m x 3.55m) Fire place with tiled inset and decorative surround, double glazed window to front, large alcove and entrance porch with door to outside.

UTILITY ROOM: (3.02m x 1.34m) Set across the rear elevation of the property and fitted with a range built in storage units with natural stone surfaces over and ceramic Belfast sink unit with mixer tap above. Double glazed casement window to rear and space plumbing for washing machine and tumble dryer.

SHOWER ROOM: (2.64m x 1.32m) (accessed via snug) Fitted with vanity unit with marble top and inset basin, glass screened enclosure with shower attachment, close coupled WC, large storage cupboard, heated towel rail, tiled flooring. Double glazed obscured glass casement window range to rear.

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KITCHEN: (3.41m x 3.21m) Fitted with an extensive range of wooden fronted base units with granite preparation surfaces over and tiling above and matching wall mounted cupboards. Ceramic single sink unit with drainer to side, mixer tap over. Appliances include a four-ring induction hob, extraction above and space for fridge and dishwasher., eye level double oven, pull out larder unit. Two windows to the front with views over the cottage gardens.

GARDEN ROOM: (4.01m x 3.37m) A half height panel glazed door to garden room enjoying a glazed surround on two sides with fitted blinds set beneath a pitched roof line with tiled flooring. Door to the gardens.

First floor

BEDROOM ONE: (4.77m x 3.34m) The principal bedroom is accessed via the secondary staircase and is afforded a dual aspect with double glazed casement window to front with views towards the golf course and window to rear elevation. Further benefitting from a range of fitted wardrobes and hatch to loft. Door to:

ENSUITE/SHOWER ROOM: (4.77m x 3.34m) Large shower enclosure with mixer shower, close coupled WC, vanity unit, heated rail, tiled flooring and skylight window to rear.

LANDING (accessed via the primary staircase) with exposed timber work, casement window range, to side and door to:

BEDROOM TWO: (4.16m x 2.49m) With casement window range to front, exposed wall timbers and views across to the adjacent golf course. Hatch to loft.

BEDROOM THREE: (4.04m x 2.50m) Currently utilised as a study. Casement window range to front and exposed wall timbers.

BEDROOM FOUR: (4.05m x 2.58m) With casement window to rear, built in storage cupboards.

FAMILY BATHROOM: (1.70m x 1.49m) Fitted with a panel bath with mixer tap and shower attachment, Vanity unit with mixer tap, close coupled WC, heated rail, tiled flooring and double glazed window to side.

Outside

The property is set back from Sudbury Road and approached via a shared private parking area with a neighbouring property. A six foot fence line border screens the garden with gated access opens to the south facing cottage style gardens which offer a wealth of established planting, mature trees and herbaceous borders. There are two garden taps with a further gated access to an additional area of lawn which has been interspersed by a herringbone patterned brick walk way. Within the gardens are a timber framed external store and gated rear access.

TENURE: Freehold

AGENTS NOTE: Village residents have free membership via annual registration to 9 holes of the Newton Golf Course.

SERVICES: Mains water, drainage and electricity are connected. Bottled gas heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

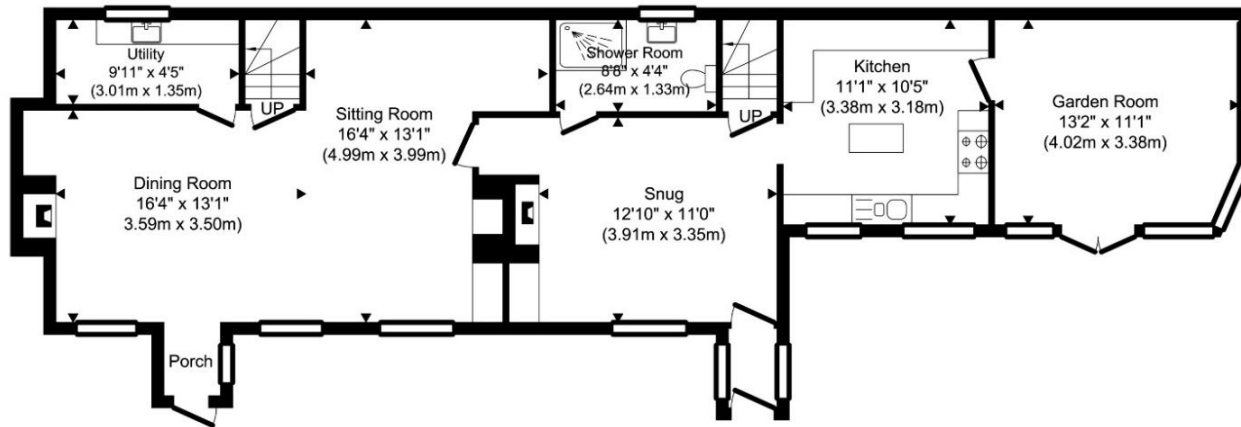
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WHAT3WORDS: ///windows.unframed.sponge

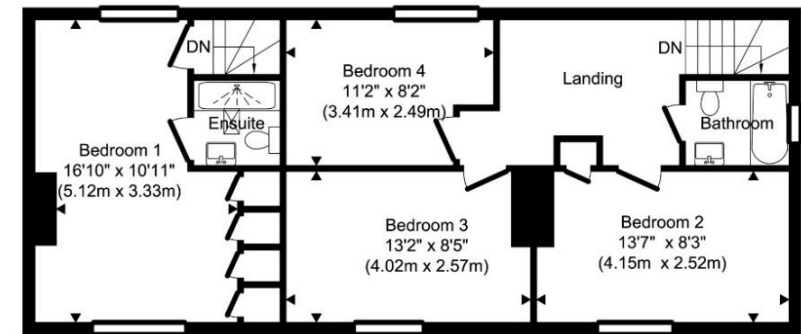
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
947.22 sq. ft.
(88.00 sq. m)



First Floor
Approximate Floor Area
665.74 sq. ft.
(61.85 sq. m)

TOTAL APPROX. FLOOR AREA 1612.97 SQ.FT. (149.85 SQ.M.)
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