



**Newmans Green, Acton, Sudbury CO10 0AB**



**welcome to**

**Newmans Green, Acton, Sudbury**

**\*NO ONWARD CHAIN\*** Set within this beautiful location surrounded by countryside yet only a couple of miles from the town centre is this extended three bedroom home with one bedroom annex that occupies a large plot within both a large frontage and rear garden.



## The Property

Situated within the highly regarded Hamlet of Newmans Green that is surrounded by beautiful countryside yet only being a couple of miles from Sudbury town centre and train station is this beautiful and unique home. This extended three bedroom home offers an abundance of spacious and well presented accommodation including a large lounge and stunning kitchen/diner, attached to the property is a single storey one bedroom annex that does require some updating. The properties occupy a generous plot with both a large frontage and rear gardens, the plot could lend itself for redevelopment (STP) or reconfiguration/enlargement (STP) of the current property.

## Number 1 Kimberley

### Entrance Hall

Double glazed door to front aspect. Storage cupboard, radiator.

### Lounge

22' 7" max x 20' 10" ( 6.88m max x 6.35m )  
Double glazed window to front aspect. Double glazed patio doors to rear aspect. Understairs cupboard. Fireplace with inset stove. Radiator.

### Kitchen / Diner

25' 5" x 17' 1" max ( 7.75m x 5.21m max )  
Double glazed window to rear aspect. double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven and hob with extractor over. integral microwave and dishwasher. Radiator. Door leading to:-

### Utility Room

13' 7" x 7' 7" ( 4.14m x 2.31m )  
Double glazed window to side aspect. Fitted with wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Plumbing and space for washing machine and tumble drier. Built in storage cupboard. Door leading to rear lobby with

double glazed window and door leading to garden. Door leading to:-

### Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

### Bedroom One

12' 11" x 10' 1" ( 3.94m x 3.07m )  
Two double glazed windows to front aspect. Radiator.

### Bedroom Two

9' 10" x 9' 3" ( 3.00m x 2.82m )  
Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

### Landing

Eaves storage. Door leading to:-

### Bedroom Three

18' 2" max x 15' ( 5.54m max x 4.57m )  
Double glazed windows to front and rear aspects. Built in storage cupboards. Radiator.

## Number 2 Kimberley

### Kitchen

16' 5" max x 9' ( 5.00m max x 2.74m )  
Entrance door. Double glazed window to rear aspect. Fitted kitchen with a range of wall and base units over areas of work surface. Stainless steel sink and drainer unit. Larder cupboard. space for appliances. Oil central heating boiler. Door leading to:-

### Lounge

16' 5" x 12' 10" max ( 5.00m x 3.91m max )  
Double glazed french doors with side panels to front aspect. Two radiator. Door leading to:-

## Inner Hall

Access to loft. Large airing cupboard. Doors leading to bedroom and bathroom.

## Bedroom

13' 10" x 12' 8" ( 4.22m x 3.86m )  
Double glazed window to rear aspect. Double glazed french doors to rear aspect. Radiator.

## Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap. Radiator.

## Front Garden

The large driveway leads to the garage and carport with the remainder being predominantly laid to lawn with mature shrubs.

## Rear Garden

The large rear garden is currently separated into two parts with a number of seating areas and large areas of lawn, with mature shrubs and trees. Oil tank. Outside taps and lighting.

## Garage

18' 4" max x 17' 3" ( 5.59m max x 5.26m )  
Double doors. Window to rear aspect. Power and light connected. Door leading to garden.

## Car Port

27' 3" x 9' 9" ( 8.31m x 2.97m )  
Open to front and rear.

## Agent's Note

This property is being sold, together with the annex, which are on different titles. The EPC for 2 Kimberley can be found at <https://find-energy-certificate.service.gov.uk/energy-certificate/8355-7923-0610-6073-7996> and has a rating of D. The properties are also subject to separate council tax payments. No. 2 Kimberley has a council tax rating B. Titles for both can be sourced by contacting the office.



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## **Newmans Green, Acton Sudbury**

- Highly regarded location
- No onward chain
- Three bedrooms
- One bedroom ground floor annex
- Large plot

Tenure: Freehold EPC Rating: F

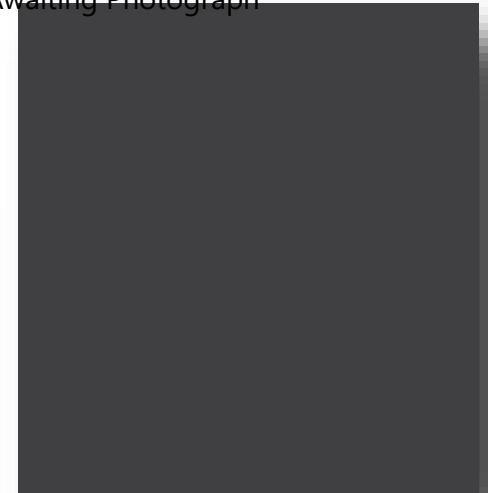
Council Tax Band: E

offers in excess of

**£650,000**



Awaiting Photograph



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SUD110254 - 0002

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**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10  
2EN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**