



**Newton Croft, Sudbury CO10 2RW**

**welcome to**

## **Newton Croft, Sudbury**

Set within a quiet position on the edge of the town centre is this well presented two bedroom home, benefitting from spacious living accommodation, and further enhanced with a useful loft room, as well as private garden, garage and parking.



**Entrance Hall**

Double glazed entrance door. Radiator.

**Cloakroom**

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

**Lounge**

Double glazed window to side aspect. Double glazed patio doors leading to rear garden. Stairs rising to first floor. Radiator. Doorway to:-

**Kitchen**

Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and hood over. Space for appliances. Extractor fan.

**Landing**

Access to loft room.

**Bedroom One**

Double glazed window to rear aspect. Radiator.

**Bedroom Two**

Double glazed window to side aspect. Built in wardrobe, radiator.

**Loft Room**

Double glazed window to side aspect. Velux window. Central heating boiler. Radiator.

**Exterior**

A door leads to the garage with parking in front. There is also an additional parking space. The garden has a patio seating terrace (currently with a hot tub). The remainder is predominantly laid to lawn with a further seating area to the rear. Gate to front. Storage shed.

**Garage**

Power and lighting connected. Up and over door.



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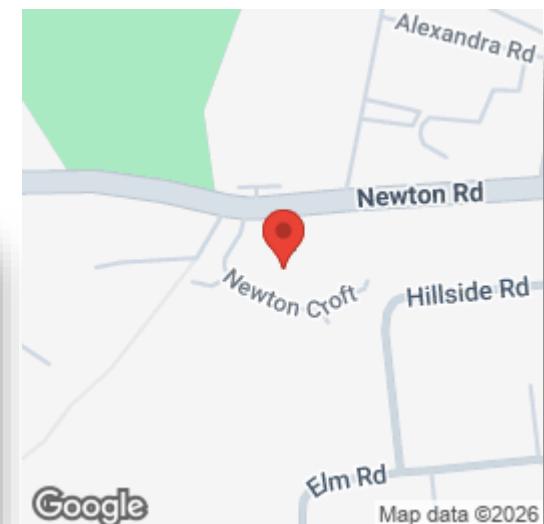
- Two bedrooms
- Loft room
- Garage with power connected
- Parking
- Private garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£280,000**



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Property Ref:  
SUD108960 - 0003

william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



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



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