



**30 Newton Croft,  
Sudbury, Suffolk**

DAVID  
BURR

# 30 Newton Croft, Sudbury, Suffolk, CO10 2RW

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A three bedroom family home within close proximity to town amenities with garaging and private garden. The accommodation comprises of a sitting room and kitchen/breakfast room and to the first floor, there are two double bedroom with a further single bedroom. Outside, a garden with a terraced seating area and a single garage with light and power connected.

## **A three bedroom family home within close proximity to town amenities with garaging and private garden.**

**ENTRANCE HALL:** An inviting space finished with a wood effect flooring with staircase leading to first floor, understairs storage cupboard and space for shoes and coats with door leading to:

**KITCHEN/BREAKFAST ROOM:** The kitchen is fitted with a wide range of matching shaker style units with a wood effect worktop and metro tiled splashback. Integrated appliances include a one and a half stainless steel sink with drainer unit to side and mixer tap above, oven with ceramic hob above and extractor with space for a fridge/freezer, washing machine, tumble dryer, dishwasher and dining table.

**SITTING ROOM:** Stretching across the back of the property, this is a particularly spacious room with windows overlooking the rear garden and french doors leading to the rear terrace.

### **First Floor**

**LANDING:** Airing cupboard over stairs and door leading to:

**BEDROOM 1:** A generous master bedroom with large window overlooking the rear garden.

**BEDROOM 2:** A second double bedroom with large window to the front and space for other bedroom furniture.

**BEDROOM 3:** A spacious single bedroom with window overlooking the rear garden.

**BATHROOM:** A three piece suite consisting of pedestal wash hand basin, close coupled WC and large panel bath with shower screen, overhead shower and an attractive tile surround.

### **Outside**

To the front of the property you will find a **SINGLE GARAGE** with light and power connected and up and over door, with areas of parking surrounding it. Steps down from here and a footpath lead to the front door with side access gate leading through to the rear garden. To the immediate rear of the property is a terraced seating area with the garden being landscaped for low maintenance, with space for potted plants, AstroTurf and useful side access.

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## Agents notes

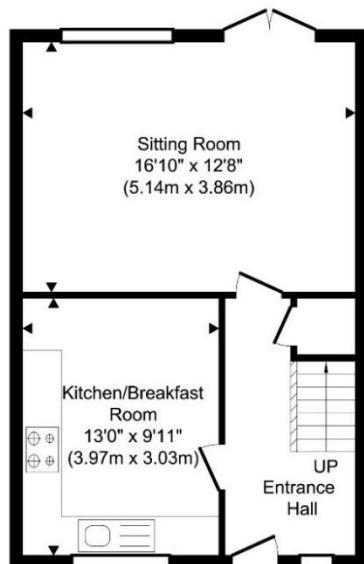
The neighbouring property enjoy right of access to the rear of the garden.

**SERVICES:** Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

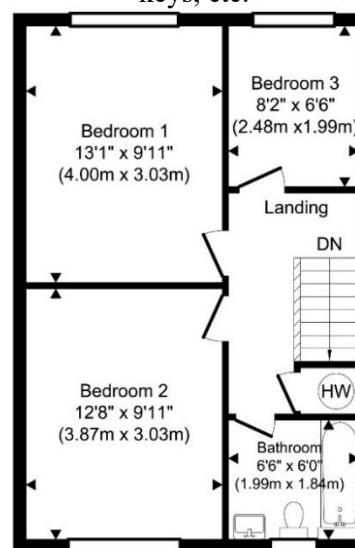
**WHAT3WORDS:** ///curry.october.unfit

**EPC RATING:** Band E – A copy of the energy performance certificate is available on request.

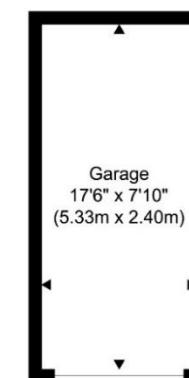
**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).



Ground Floor  
Approximate Floor Area  
438.73 sq. ft.  
(40.76 sq. m)



First Floor  
Approximate Floor Area  
438.73 sq. ft.  
(40.76 sq. m)



Outbuilding  
Approximate Floor Area  
137.67 sq. ft.  
(12.79 sq. m)

**COUNCIL TAX BAND:** B.

**TENURE:** Freehold

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

