



Nicholson Court, Newton, Sudbury CO10 0YA

welcome to

Nicholson Court, Newton, Sudbury

ANNEX Set within a popular close within a highly regarded village is this four bedroom detached home with one bedroom ground floor annex. The property offers well presented and spacious accommodation throughout and is enhanced with ample parking and a private garden.

Entrance Hall

Double glazed front door. Double glazed window to front aspect. Stairs rising to first floor. Built in storage cupboard. Radiator.

Cloakroom

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

Lounge / Diner

Double glazed window to front aspect and double glazed french doors to rear aspect. Fireplace with stone hearth housing inset woodburner. Extensive range of fitted book shelving.

Kitchen / Diner

Double glazed window to side aspect and double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink set into wooden worktop. Space for appliances.

Landing

Double glazed window to front aspect. Airing cupboard. Radiator.

Bedroom One

A door from the landing leads to the dressing room which has fitted wardrobes and shelving. This opens onto the bedroom and has a door leading to the ensuite. Two double glazed windows to rear aspect. Double glazed window to side aspect. Radiator.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Four

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bathroom

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

Annexe Living Area

Large double glazed window. Double glazed french doors leading to garden. Door leading to kitchen. Radiator.

Kitchen

Double glazed door leading to rear courtyard. Double glazed window. Double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven with hob and extractor over. Space for appliances.

Bedroom

Double glazed window to front aspect. Built in wardrobe. Door leading to:-

Ensuite

Double glazed window. Suite comprising low level WC, wash hand basin and shower cubicle.





Front Garden

A large gravelled driveway provides ample off road parking.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with doors leading to the annexe. Side access.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Nicholson Court, Newton, Sudbury

- Detached home
- Four bedrooms
- One bedroom annex with lounge, kitchen/diner and ensuite
- Ground floor cloakroom, ensuite and family bathroom
- Highly regarded village location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£600,000



Total floor area 225.9 m² (2,431 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD111684 - 0002

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