



£320,000

Sudbury Road, Newton



THE PROPERTY

Offered with no onward chain, this well-presented three-bedroom home is situated in the highly sought-after village of Newton Green.

The entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor. To the front is a modern kitchen/dining room fitted with a range of contemporary wall and base units, integrated oven, hob with extractor, dishwasher, fridge freezer and washing machine, with ample space for a dining table.

To the rear, the bright and spacious living room enjoys French doors opening onto the garden, creating an ideal space for relaxing and entertaining. The ground floor also benefits from a cloakroom with WC and wash hand basin, together with useful understairs storage.

Upstairs, the principal bedroom features an en-suite shower room with shower, WC, wash hand basin and heated towel rail. There are two further bedrooms, ideal for family living, guests or home working, alongside a modern family bathroom with bath and shower over, WC, wash hand basin and heated towel rail.

Outside, the rear garden combines lawn and patio areas, with direct access to the garage and an additional garden shed. A rear gate leads to the neighbouring allotments, with the current owners renting an allotment for approximately £15 per month. To the front, there is off-road parking, a detached garage and gated side access to the rear garden.

THE LOCATION

Newton Green is a picturesque Suffolk village centred around its historic village green and renowned golf club. The village offers a welcoming community atmosphere, with the popular 15th-century Saracen's Head pub and village shop providing a convenient hub for residents.

Just three miles from Sudbury, the village enjoys easy access to a wide range of shops, amenities and a railway station with links towards London. Hadleigh and Colchester are also within easy reach, offering further shopping, dining and leisure facilities.

Surrounded by beautiful Suffolk countryside, Newton Green provides an excellent choice of walking routes and open green spaces, making it ideal for those seeking a peaceful village lifestyle while remaining well connected to nearby towns.









Approximate total area⁽¹⁾
1151 ft²
107 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council & Council Tax Band – Band C - Babergh District Council

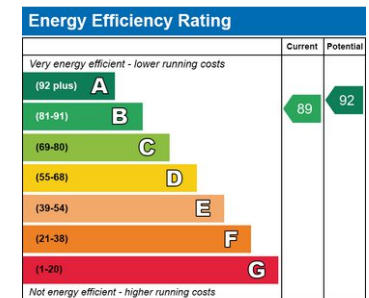
Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data Likely with EE. Voice & Data limited for Three, Vodafone & O2 (Ofcom data)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.