



Sudbury Road
Newton, Suffolk

DAVID
BURR

Jordans , Sudbury Road, Newton, Suffolk, CO10 0QH

Jordans is an exceptionally well presented four-bedroom detached period residence occupying an enviable edge of village position within the highly regarded Suffolk parish of Newton. Unlisted and sympathetically extended, the property offers a substantial and highly versatile family home of approximately 2,000 sq ft, set within mature grounds extending to approximately 0.65 acres.

Constructed with part timber-frame and part brick elevations behind a rendered exterior, Jordans successfully blends the character and charm of its period origins with the comfort, quality and practicality expected of modern living. During the current owners' tenure, the house has undergone a comprehensive programme of refurbishment, improvement and enhancement, including a replacement roof, a single storey rear extension together with numerous internal upgrades throughout.

The accommodation is approached via a UPVC entrance door with clouded glazed panels, opening into a welcoming reception hall with terracotta tiled flooring, LED spotlights and a range of traditional Suffolk latch internal doors. Positioned off the hall is a well appointed ground floor shower room, comprising a high specification shower enclosure, WC and wash hand basin.

The superb dual aspect kitchen/breakfast room is a particularly distinctive feature, thoughtfully arranged around a central island and fitted with an extensive range of cabinetry beneath composite work surfaces. Integrated NEFF appliances include twin ovens, a microwave oven and hob, with further features including an integrated fridge/freezer, double ceramic sink and underfloor heating to the majority of the space. This room provides a practical family area as well as an impressive setting for entertaining.

Adjoining the kitchen is a striking garden room extension, designed to maximise natural light through Velux rooflights and finished with attractive herringbone pattern flooring. Bespoke fitted storage enhances the practicality of the room, while double doors open directly onto the terrace and gardens, creating a seamless connection between the house and its outside space.

The original timber framed cottage retains a wealth of period character, with the principal reception rooms displaying exposed wall and ceiling timbers alongside impressive ceiling heights. The sitting room is centred around an attractive fireplace with wood burning stove and is further enhanced by exposed structural timbers, recessed fitted storage and a front facing casement window. A separate study provides an ideal home working space, equally rich in character and natural light.



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Arranged across the first floor are four generous double bedrooms, two of which benefit from ensuite facilities. The principal bedroom suite is particularly appealing, with double doors opening onto a Juliet balcony overlooking the rear gardens. The remaining bedrooms are served by an exceptional family bathroom, finished to a high specification with quality heritage style sanitaryware, bespoke cabinetry and carefully considered joinery.

Outside, The property is approached via a generous driveway providing extensive private parking and access to a detached double garage. Above the garage is a useful ancillary room, offering excellent flexibility as a home office, studio, hobby room or additional storage space, subject to individual requirements.

The rear gardens are a particular feature of the property, enjoying excellent privacy and enclosure with a wealth of mature trees, established planting and lawned areas. A substantial terrace provides an ideal setting for outdoor dining and entertaining, while a tractor store offers further useful external storage. The grounds extend to approximately 0.65 acres and enjoy the additional benefit of gated access onto a public footpath leading towards Newton Green Golf Club.

- **Beautifully presented detached period residence**
- **Highly regarded edge of village setting within Newton**
- **Unlisted and sympathetically extended**
- **Approximately 2,000 sq ft of accommodation**
- **Four generous double bedrooms**
- **Two ensuite bedrooms plus high specification family bathroom**
- **Comprehensive programme of refurbishment and improvement**
- **Replacement roof during the current owners' tenure**
- **Superb kitchen/breakfast room with central island and NEFF appliances**
- **Impressive garden room extension with direct access to the terrace**
- **Wealth of period character including exposed timbers and wood-burning stove**
- **Detached double garage with versatile ancillary room above**
- **Mature private grounds extending to approximately 0.65**



Newton is a well regarded Suffolk village, prized for its attractive rural setting, strong sense of community and ease of access to nearby market towns and amenities. The surrounding countryside offers a network of footpaths, open green space and scenic walks, making it an excellent choice for buyers seeking a balance between peaceful village living and day to day convenience.

The property's position is one of its most appealing attributes, combining privacy, mature grounds and countryside access with the benefits of being part of an established village parish. With its period character, high-quality modern improvements, generous accommodation, detached garaging and versatile ancillary space, Jordans offers an exceptional lifestyle opportunity for families, downsizers or those seeking a home with excellent work-from-home potential.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING:

WHAT3WORDS: invoices.travel.dream

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

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

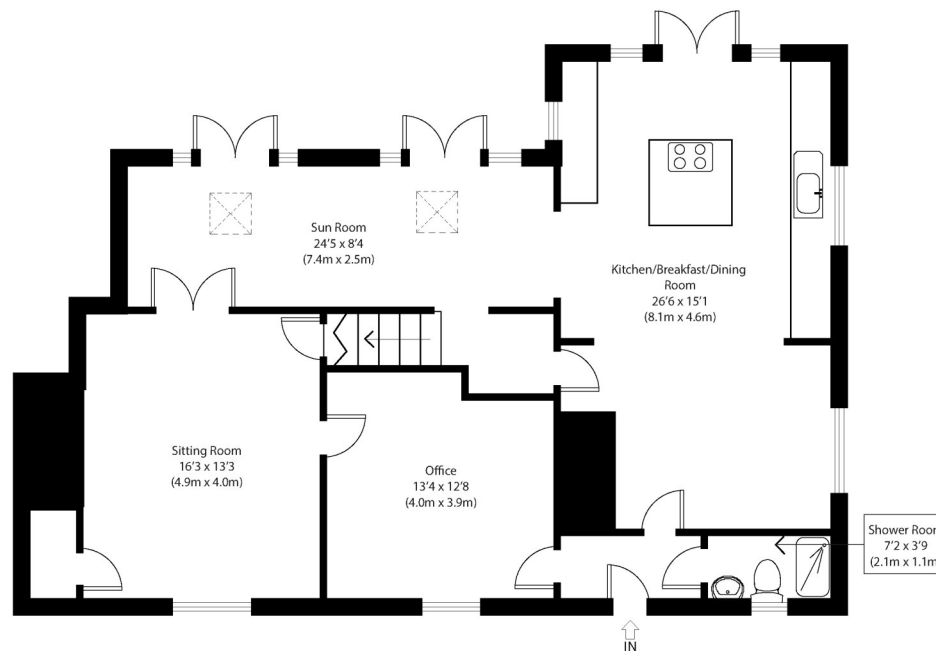
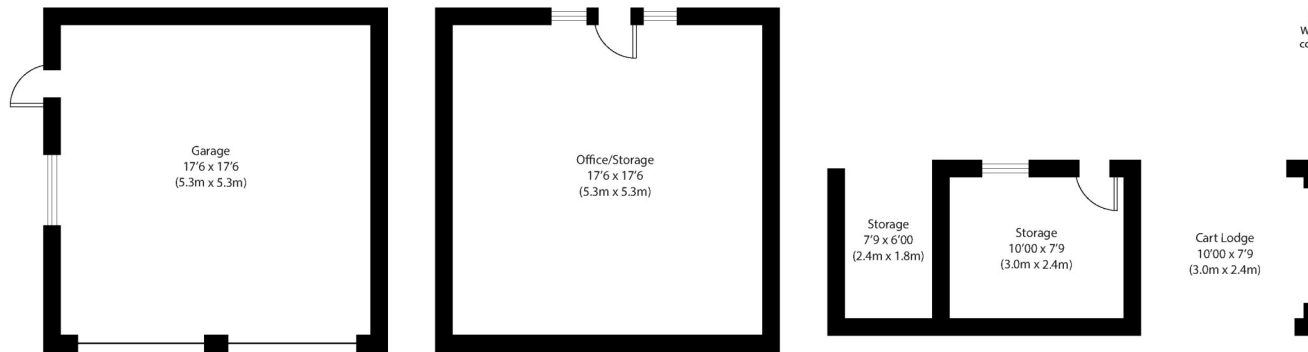
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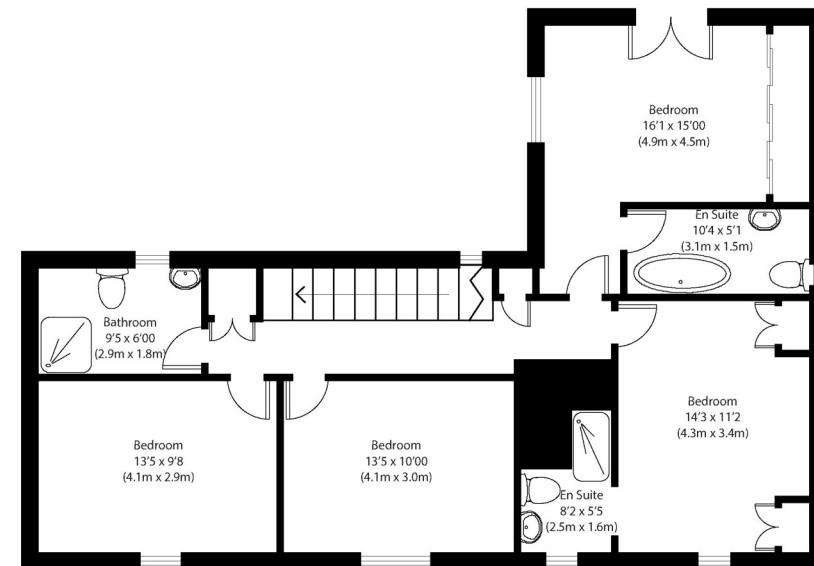
Approximate Gross Internal Area
Main House 2000 sq ft (186 sq m)
Outbuildings 830 sq ft (77 sq m)
Total 2830 sq ft (263 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Ground Floor



First Floor

