



DAVID
BURR

Blacksmith Close
Newton, Suffolk

2 Blacksmith Close, Newton, Sudbury, Suffolk, CO10 0XW

Occupying a secluded position on the edge of an exclusive, thoughtfully designed development, this exceptional four-bedroom detached home enjoys a wonderful sense of privacy while remaining within easy walking distance of the heart of the highly regarded village of Newton Green. Beautifully presented throughout and extending to approximately 1,400 sq. ft., the property combines contemporary styling with practical family living, complemented by west facing gardens and attractive views across adjoining meadowland.

A welcoming entrance hall with luxury wood-effect ceramic tile flooring leads to a superbly appointed interior finished to an excellent standard. The elegant dual aspect sitting room is filled with natural light through plantation shuttered casement windows, while electrically operated blinds to the double doors provide privacy before opening onto the rear terrace and gardens. A separate dining room offers an ideal space for entertaining, complemented by a feature wall and plantation shutters. A cloakroom and useful understairs cupboard complete the ground floor.

The stylish kitchen is both practical and contemporary, featuring quartz worktops, gloss fronted cabinetry, a large central island and integrated Neff appliances. LED lighting and garden views enhance the space, while double doors open onto the side terrace for easy indoor-outdoor living. A matching utility room provides additional storage, workspace and external access.

Upstairs are four well-proportioned bedrooms, including three doubles and a versatile fourth bedroom ideal as a nursery, study or home office. The principal bedroom enjoys views across the gardens and meadowland and benefits from a contemporary en-suite shower room. The guest bedroom features an impressive walk in wardrobe, while the remaining bedrooms are served by a stylish family bathroom.

- **Exceptional four bedroom detached family residence**
- **Approximately 1,400 sq. ft. of beautifully presented accommodation**
- **Superb quartz kitchen with central island and integrated Neff appliances**
- **Elegant dual-aspect sitting room with doors opening onto the gardens**
- **Principal bedroom with en-suite shower room and meadow views**
- **Downstairs underfloor heating throughout**
- **Generous west-facing gardens offering excellent privacy**
- **Carport together with two allocated off-road parking spaces**
- **Integrated water softener and remaining new home warranty until 2031**
- **Walking distance to the Saracens Head public house**



Outside, the west facing gardens extend to the side and rear, offering excellent privacy, generous lawns and paved terraces ideal for entertaining or enjoying the afternoon and evening sun. A carport is complemented by two allocated parking spaces, with additional visitor parking available within the development.

Further benefits include an integrated water softener and the balance of a 10-year new home warranty until 2031. The private roadway and communal areas are maintained by a residents' management company, with an annual service charge understood to be approximately £200.

Newton Green is one of Suffolk's most desirable villages, renowned for its picturesque green, strong community and excellent amenities. Within walking distance are the well-regarded Saracens Head public house and the village golf course, while surrounding countryside provides excellent walking and cycling. The nearby market towns of Sudbury and Hadleigh offer a wide range of shops, cafés, restaurants and leisure facilities, with further amenities available in Colchester.

Despite its peaceful setting, the property is well connected via the A134 and A12, with regular rail services from Colchester and Sudbury to London Liverpool Street. Combining an outstanding village location, generous family accommodation and modern construction, 2 Blacksmith Close represents a rare opportunity to acquire a beautifully presented home in one of the area's most sought-after locations.

TENURE: Freehold

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

EPC RATING: B

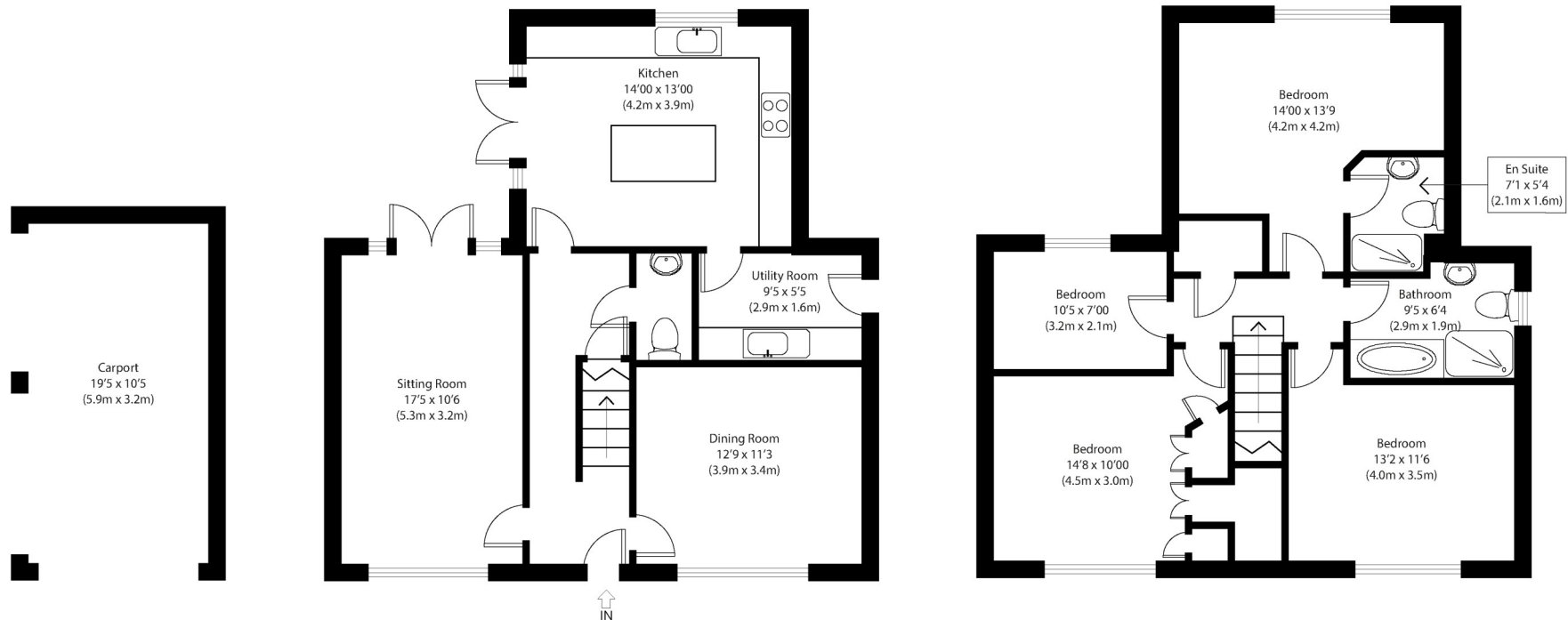
WHAT3WORDS: ///buzzards.nurses.chuck

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

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.

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.



Ground Floor

First Floor


 Approximate Gross Internal Area
 Main House 1400 sq ft (130 sq m)
 Outbuilding 205 sq ft (19 sq m)
Total 1605 sq ft (149 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.
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