



Newton Croft, Sudbury CO10 2RW

welcome to

Newton Croft, Sudbury

Set within a quiet position on the edge of the town centre is this well presented two bedroom home, benefitting from spacious living accommodation, and further enhanced with a useful loft room, as well as private garden, garage and parking.



Entrance Hall

Double glazed entrance door. Radiator.

Cloakroom

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

Lounge

Double glazed window to side aspect. Double glazed patio doors leading to rear garden. Stairs rising to first floor. Radiator. Doorway to:-

Kitchen

Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and hood over. Space for appliances. Extractor fan.

Landing

A secure ladder gives access to the loft room.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to side aspect. Built in wardrobe, radiator.

Loft Room

Double glazed window to side aspect. Velux window. Central heating boiler. Radiator.

Exterior

A door leads to the garage with parking in front. There is also an additional parking space. The garden has a patio seating terrace (currently with a hot tub). The remainder is predominantly laid to lawn with a further seating area to the rear. Gate to front. Storage shed.

Garage

Power and lighting connected. Up and over door.



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Newton Croft, Sudbury

- Two bedrooms plus loft room
- Parking
- Garage with power connected
- Popular location
- Private garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD108960 - 0009

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