

Clover Cottage, Plot 8 Fairways, Sudbury Road, Newton, Sudbury, CO10 0QJ



4 bedrooms
3 reception rooms
2 bathrooms

Freehold

Asking Price Of

£499,500

Subject to contract

New 4 bedroom house



Some details

General information

A new four bedroom detached house constructed to a high specification by locally renowned Vaughan and Blyth (Construction) Limited benefitting from oil fired central heating, approx 100ft rear garden, off road parking and garage.

The centrally heated accommodation briefly comprises porch canopy with entrance door to entrance hall with stairflight to first floor having storage cupboard under. There is a useful cloakroom with wash basin and low level wc. There is a front facing dining room/family room and a spacious lounge with glazed double doors opening onto the sun room/garden room having dual aspect windows, French doors giving access to the rear garden and opening onto the well fitted kitchen. There are fitted worksurfaces with a good array of cupboards, drawers and space under, inset 1½ bowl sink unit with mixer tap, beneath rear facing window, inset ceramic induction hob with stainless steel cooker hood over and built in double oven, integrated dishwasher and fridge/freezer. There is an adjoining utility room with worksurface with inset sink, cupboards under and half glazed door to outside.

On the first floor is a galleried landing having access to loft space and shelved airing cupboard housing the hot water tank. The master bedroom has an access to loft space and delightful views to the rear over allotments and countryside, en suite shower room with tiled shower cubicle, wash basin with cupboards, wc, vertical towel rail and part tiled walls. There are three further bedrooms and a family bathroom having panelled bath with separate shower fitment over, wash basin, low level wc and vertical towel rail.



Delightfully positioned
with countryside
aspect in this
highly regarded
village



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Lounge

17' 6" x 13' 3" (5.33m x 4.04m)

Dining room/family room

12' 6" x 11' (3.81m x 3.35m)

Sun room/breakfast room

14' x 9' 4" (4.27m x 2.84m)

Kitchen

14' 2" x 12' 6" (4.32m x 3.81m)

Utility room

8' 9" x 5' 10" (2.67m x 1.78m)

Master bedroom

14' 3" x 12' 6" (4.34m x 3.81m)

Ensuite

8' x 6' (2.44m x 1.83m)

Bedroom two

13' 2" x 9' (4.01m x 2.74m)

Bedroom three

11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom four

9' 6" x 8' (2.9m x 2.44m)

Bathroom

9' 4" x 7' 3" narrowing to 4'6" (2.84m x 2.21m)



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Particulars for Plot 8 Fairways, Sudbury Road, Newton, Sudbury, CO10 0QJ

The outside

The property is set back from the road with small area of shared driveway leading onto a block paved driveway providing off road parking and giving access to the garage with double doors to front. There is a small area of lawned garden, whilst to the rear the garden extends to around 100' in depth with large paved patio area, outside tap, oil tank and externally mounted oil fired boiler.

Where?

Newton is a pleasant, small village renowned for its village green and golf course and is conveniently situated for both Sudbury and Colchester.

Sudbury is a highly regarded market town on the Essex/Suffolk border with a strong sense of community, twice weekly market and branch railway line connecting to the mainline at Marks Tey.

Colchester itself is within comfortable driving distance with an excellent range of shopping and recreational facilities and its own mainline railway station with direct links to London Liverpool Street.

Important information

Council Tax Band - Pending

Services - We understand that mains water and electricity are connected to the property.

Tenure - Freehold

EPC - Pending

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Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327 000.



Directions

Proceed out along the A134 towards Colchester. On entering the village of Newton, Fairways will be located on the left hand side (opposite the Saracens Head public house)
Ref: 30375/GMB

To find out more or book a viewing

01787 327 000

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