



**Newton Croft, Sudbury CO10 2RW**

**welcome to**

**Newton Croft, Sudbury**

\*NO ONWARD CHAIN\* A three bedroom home set within this popular part of Sudbury that benefits from a spacious lounge with wood burner and kitchen/diner and is enhanced with a private garden, garage and parking.



**Entrance Hall**

Double glazed door to front aspect. Storage heater. Stairs rising to first floor. Understairs cupboard.

**Kitchen / Diner**

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven and hob with extractor over. Storage heater. Fridge/freezer to remain.

**Lounge**

Double glazed french doors leading to garden. Double glazed window to rear aspect. Freestanding multi fuel burner.

**Landing**

Storage heater. Access to loft. Airing cupboard.

**Bedroom One**

Double glazed window to rear aspect.

**Bedroom Two**

Double glazed window to front aspect. Electric heater.

**Bedroom Three**

Double glazed window to rear aspect. Electric heater.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over.



***view this property online*** [williamhbrown.co.uk/Property/SUD111480](http://williamhbrown.co.uk/Property/SUD111480)



welcome to

## Newton Croft, Sudbury

- Three bedrooms
- Spacious lounge with wood burner
- Kitchen/diner
- Garage
- Off road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD111480](http://williamhbrown.co.uk/Property/SUD111480)



Property Ref:  
SUD111480 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)