



**Newton Croft, Sudbury CO10 2RW**

**welcome to**

**Newton Croft, Sudbury**

Set within a popular part of Sudbury giving easy access to the town centre and railway station is this exceptionally well presented three bedroom home that has been transformed by the current owners with a spacious lounge with wood burner, stunning kitchen/diner & is enhanced with garage & parking.



**Entrance Hall**

Double glazed door to front aspect. Porcelain tiled flooring. Stairs rising to first floor. Understairs cupboard.

**Lounge**

Double glazed window to rear aspect. Double glazed French doors leading to garden. Freestanding wood burner. Electric heater.

**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 mixer tap set into worktop. Integral oven with hob and hood over. Integral fridge/freezer. Plumbing for washing machine. Porcelain tiles.

**Landing**

Access to loft. Airing cupboard.

**Bedroom One**

Double glazed window to front aspect. Electric radiator.

**Bedroom Two**

Double glazed window to rear aspect. Electric heater.

**Bedroom Three**

Double glazed window to rear aspect.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Heated towel rail, extractor fan.

**Front Garden**

Mainly laid to block paving for extra parking.

**Rear Garden**

The low maintenance rear garden has areas of paving and artificial lawn. Door leading to garage.

**Garage**

Up and over door. Power and light connected. Driveway in front of the garage.



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## Newton Croft, Sudbury

- Ample off road parking
- Three bedrooms
- End of terrace home
- Garage with access from garden
- Spacious lounge with wood burner

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111125 - 0003

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