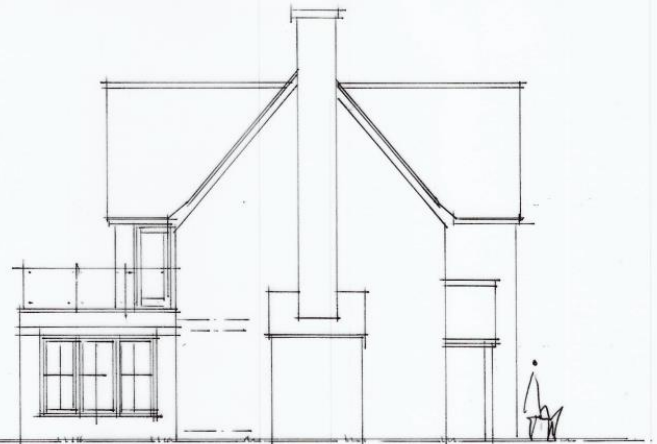




south elevation



west elevation



Plot 1 – Newmans Green, Acton, Sudbury, Suffolk, CO10 0AB

One of two high-specification detached properties, this four-bedroom (one en-suite) country residence extends to approximately 2,500 sq ft of accommodation and is located within the hamlet of Newmans Green, located between the market town of Sudbury and the village of Acton.

Anticipated completion early summer 2022.

Guide £1,050,000

Plot 1 – Newmans Green, Acton, Sudbury, Suffolk, CO10 0AB

Situated in the hamlet of Newmans Green, the opportunity to purchase one of two individual new homes, set back from the road and sitting centrally within its plot. Designed in the style of a traditional farmhouse with gabled front elevation, the property is being completed to a high specification. Further benefits include air-source heat pump, garaging and ample parking.

Extending to approximately 2,500 sq ft

Entrance hall

Open plan kitchen/dining room/sitting/garden room

Snug, utility room

Ground-floor cloakroom

Master suite with dressing area, en-suite and balcony

3 further bedrooms and family bathroom

Garden with total plot of approximately 0.26 acres

Off-street parking

Double carport

Planning reference:

DC/20/00060

Access

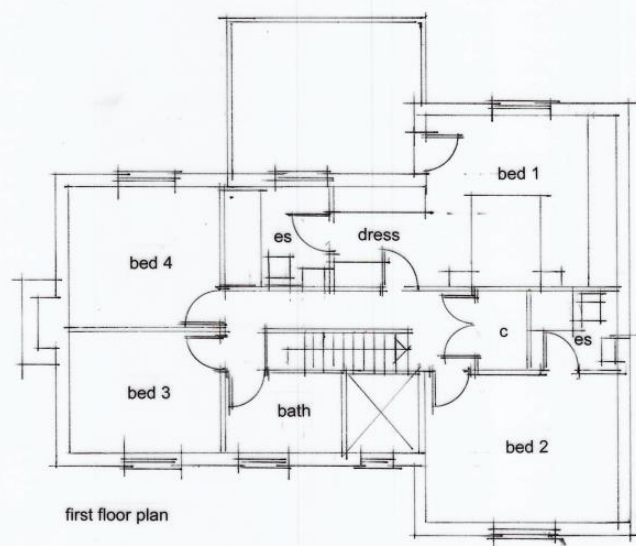
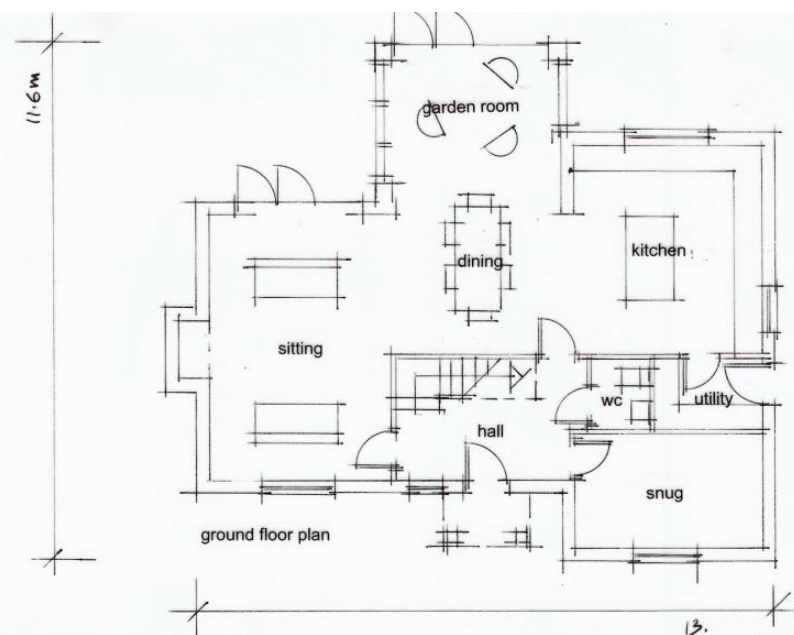
Sudbury branch line station	2.5 miles
Bury St Edmunds	15 miles
Colchester	17 miles

Location

Newmans Green is a hamlet located between the market town of Sudbury, with its branch line station, supermarkets, leisure facilities and a plethora of individual shops and high street chains, and Acton which enjoys a primary school, shop, public house, post office and church.

Outside

Further benefits include gardens surrounding the property, views to rear, garaging and ample off-street parking



Additional information and viewing

Services: Main water and electric. Private drainage. Air-source heat pump. None of the services have been tested by the agent.

Local authority: Babergh District Council (0300 1234000).

Viewing strictly by appointment with David Burr.

Leavenheath (01206) 263007

Clare (01787) 277811

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

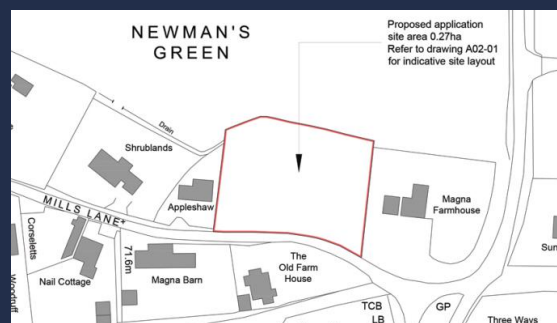
Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (0207) 839 0888

DAVIDBURR.CO.UK



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. No representation or warranty whatever 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.