



**Oakland**  
**Newton, Suffolk**

**DAVID  
BURR**



# Oakland, Sudbury Road, Newton, Sudbury, Suffolk, CO10 0QJ

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

A particularly well-presented two-bedroom detached bungalow, one of a pair, constructed by Vaughan & Blyth in 2018 enjoying a prominent position within the popular village of Newton. With oak internal doors and double glazing throughout, the property benefits from two reception rooms, a modern kitchen and shower room. Ideally suited for a single occupant or couple, the property further benefits from garaging, private off-street parking, rear garden abutting allotments to rear and free use of the original 9-hole golf course on the village green.

## **A two-bedroom detached bungalow presented in excellent order throughout, constructed in 2018? and benefitting from garaging, private parking and low maintenance gardens abutting allotments to rear.**

Door opening to:

**ENTRANCE HALL:** With hatch to loft, built in airing cupboard, storage cupboard and providing access to all rooms:

**SITTING ROOM:** A well-proportioned reception space with wall-mounted electric fire, TV point and double doors opening to:

**GARDEN ROOM:** Set to the rear of the property with glazing on three sides and a glazed, pitched roofline. Double doors open to the rear garden.

**KITCHEN/BREAKFAST ROOM:** Fitted with a matching range of shaker-style base and wall units with worksurfaces and upstands above. Stainless-steel sink unit with vegetable drainer to side and mixer tap over. Fitted Neff appliances include a four-ring hob with extraction above, eye-level double oven, dishwasher, fridge/freezer and space and plumbing for washing machine. Tiled flooring throughout, LED downlighters and window to rear overlooking gardens.

**BEDROOM 1:** With window to front, TV point and fitted wardrobe with sliding doors.

**BEDROOM 2:** With window to front.

**SHOWER ROOM:** Principally tiled and fitted with WC, wash handbasin with mixer tap and vanity unit above. Walk-in shower unit with chrome shower attachment. Obscured-glass window to side.

### **Outside**

Set back from Sudbury Road, the property is approached via a blocked paved area, providing ample off-street parking for up to five vehicles and direct access to the:

**GARAGE:** With twin hinged doors to front, eaves storage space, power and light connected and personnel door to side.

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The rear garden is principally laid to lawn with established shrubs to rear and enclosed by wood panel fencing. Double bunded oil tank to rear.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent. **TENURE:** Freehold

**BROADBAND SPEED:** Up to 80Mbps (source Ofcom).

**PHONE COVERAGE:** Three, O2 and Vodafone (source Ofcom).

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**EPC RATING:** Band B. A copy of the energy performance certificate is available on request.

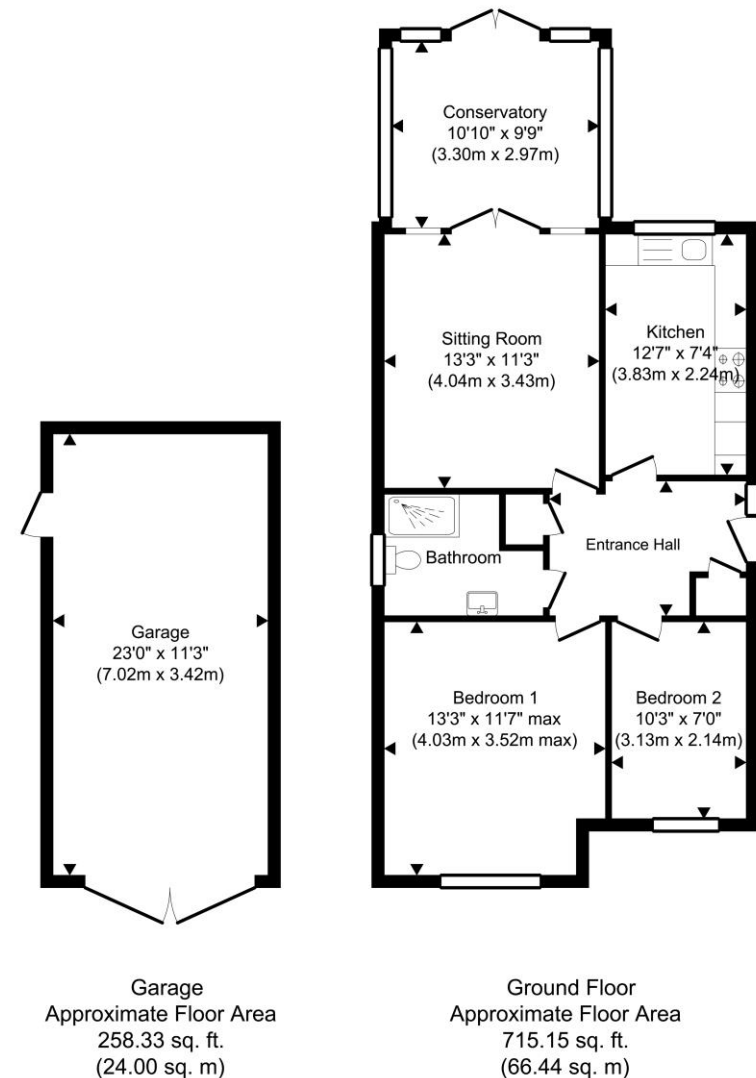
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

**WHAT3WORDS:** harmonica.escorting.upstairs

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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