



**5 Nicholsons Court  
Newton, Sudbury, Suffolk**

**DAVID  
Burr**



# 5 Nicholsons Court, Newton, Sudbury, Suffolk, CO10 0YA

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 Green 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 substantial three bedroom (one en-suite) detached property occupying an attractive cul-de-sac location within the ever popular Suffolk village of Newton. Offering accommodation in the region of 1,850sq ft comprising two reception rooms with features including UPVC double glazing throughout, fireplace and fitted kitchen. The generous room proportions offer significant scope for adaptation and the creation of a fourth bedroom if so required. Further benefits to the property include a detached double garage, off-street parking for approximately four vehicles and rear gardens abutting an established treeline border.

## **A substantial detached property with accommodation of approximately 1,850sq ft, further benefits including a double garage, off-street parking and rear gardens.**

Clouded panel glazed UPVC door opening to:

**ENTRANCE HALL:** With double doors opening to:

**RECEPTION HALL:** 15' 1" x 14' 0" (4.62m maximum x 4.28m) With windows to front, staircase off and door to useful under stair storage recess.

**SITTING ROOM:** 26' 4" x 13' 5" (8.05m x 4.09m) A dual aspect room with windows to front and sliding patio door to rear opening to rear terrace and gardens. The room's central feature is a stone fireplace with marble hearth and mantle over. Clouded panel glazed sliding doors opening to:

**DINING ROOM:** 10' 11" x 10' 4" (3.33m x 3.16m) With windows to rear and serving hatch to kitchen.

**KITCHEN:** 11' 11" x 11' 5" (3.64m x 3.48m) Fitted with a matching range of base and wall units with worktops over and tiling above. Single sink unit with vegetable drainer to side, mixer tap over and window to rear overlooking gardens. The kitchen is fitted with a range of appliances

including a Neff oven with grill above, four ring Neff ceramic hob and dishwasher. Space is available for a fridge/freezer with further features including tiled flooring throughout and serving hatch through to dining room. Opening to:

**UTILITY ROOM:** 9' 2" x 8' 10" (2.80m x 2.71m) Fitted with a matching range of wooden base and wall units with worktops over and tiling above. Stainless steel single sink unit with mixer tap over and space and plumbing for washing machine/dryer. Tiled flooring throughout and also housing oil fired boiler.

**CLOAKROOM:** With tiled flooring throughout and fitted with ceramic WC, pedestal wash hand basin and tiling above. Clouded glazed window to front.

### **First floor**

**LANDING:** 14' 0" x 13' 6" (4.27m x 4.12m) With windows to front, currently being utilised as an office/study area. Hatch to loft and door to:

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**MASTER BEDROOM: 22' 8" x 13' 5"** (6.91m maximum x 4.10m) A substantial master suite benefitting from a dual aspect with windows to front and rear, mirror fronted fitted wardrobes, door to:

**EN-SUITE SHOWER ROOM:** Fully tiled and fitted with ceramic WC, pedestal wash hand basin and separately screened shower unit with chrome shower attachment.

**BEDROOM 2: 12' 0" x 11' 5"** (3.66m x 3.50m) With window to rear overlooking gardens and double doors to fitted wardrobe.

**BEDROOM 3: 11' 3" x 10' 4"** (3.44m into wardrobe x 3.17m) With window to rear overlooking gardens and mirror fronted fitted wardrobe units.

**FAMILY BATHROOM: 11' 8" x 8' 10"** (3.57m x 2.70m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower over. Clouded glazed window to front and double door to linen cupboard housing water cylinder with useful shelving above.

## Outside

Set beneath a mansard roofline this conveniently located property enjoys an attractive cul-de-sac location within a village widely recognised for its 18 hole golf course at which residents are entitled to 'free golf' over the original 9 hole course. The front gardens to the property are arranged via a central expanse of lawn with well-maintained border plants and driveway to the side of the property providing off-street parking for approximately four vehicles. Direct access is provided to:

**DOUBLE GARAGE: 16' 7" x 15' 6"** (5.08m x 4.74m) With electric up and over door to front, light and power connected, window to side and personnel door to side.

The rear gardens have been designed to incorporate a number of seating areas, raised planting beds and lawn with a raised central shingle area well stocked with a number of plants and fledgling border trees. The fenced border to the rear of the garden screens an established hedge line offering considerable privacy to this well-appointed detached property.

**AGENTS NOTE:** Photovoltaic solar panels provide a contribution to the electricity costs of the property. Please contact David Burr (Leavenheath) Ltd for further details.

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

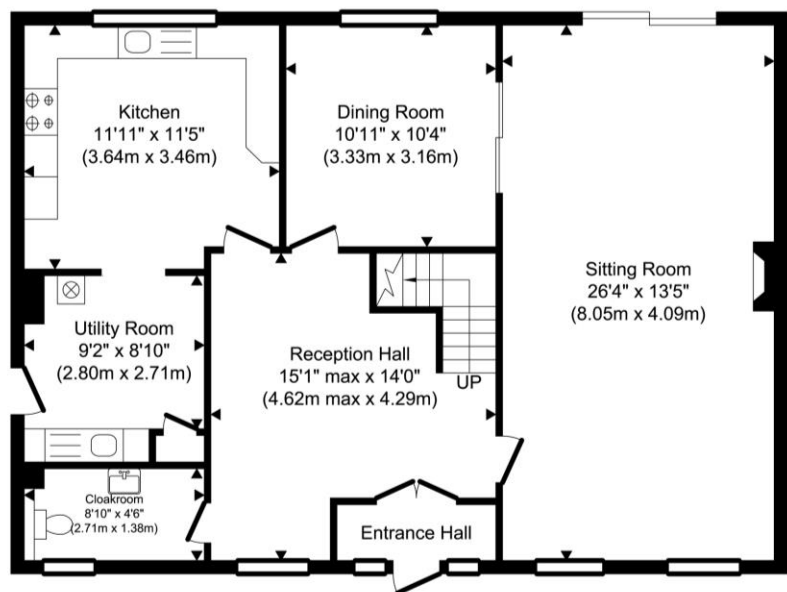
**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.

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

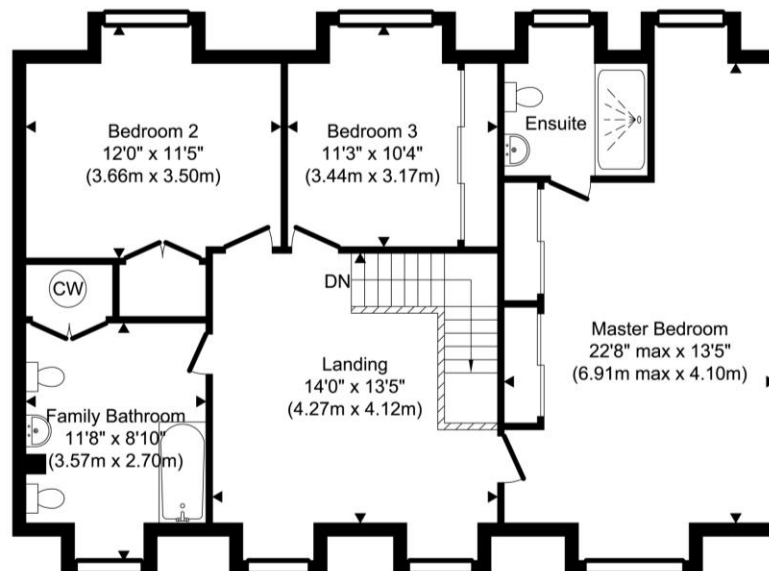
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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 whatsoever 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.

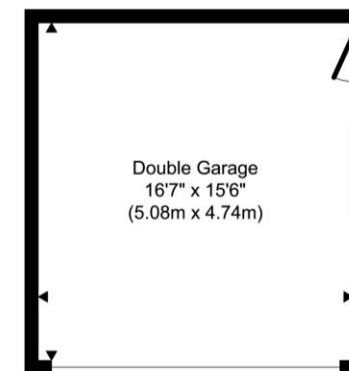
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Ground Floor  
Approximate Floor Area  
977.36 sq. ft.  
(90.80 sq. m)



First Floor  
Approximate Floor Area  
901.15 sq. ft.  
(83.72 sq. m)



Garage  
Approximate Floor Area  
259.19 sq. ft.  
(24.08 sq. m)

TOTAL APPROX. FLOOR AREA 2137.71 SQ.FT. (198.60 SQ.M.)

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