



Trollbo, Rectory Road, Newton, Sudbury CO10 0RA

welcome to

Trollbo, Rectory Road, Newton, Sudbury

Situated in a secluded position on the edge of this highly regarded village & occupying a generous plot of approx. $\frac{3}{4}$ of an acre with ample parking & large garden is this extended detached home that offers spacious & flexible accommodation throughout including three reception rooms & kitchen/diner.

Entrance Porch

Double glazed door to front aspect. Double glazed window to side aspect and double glazed door leading to:-

Entrance Hall

Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and vanity wash hand basin. Radiator.

Study / Playroom

Double glazed windows to front and side aspects. Radiator.

Lounge

Double glazed box bay window to rear aspect. Double glazed window to side aspect. Open fireplace. Radiator.

Dining Room

Double glazed windows and double glazed french doors to rear aspect. Quarry tiled floor continuing into the kitchen. Radiator. Opening onto:-

Kitchen / Breakfast Room

Double glazed windows to rear and side aspect. Fitted kitchen with a range of matching base units over areas of work surface. Sink and drainer unit with one and a half bowl and mixer tap, Rayburn (not tested). Space for appliances. Radiator. Door leading to:-

Utility Room / Boot Room

Double glazed window to front aspect. Stable door to side aspect. Matching all and base units. Stainless steel sink and drainer unit. Plumbing for

washing machine, Radiator.

Landing

Double glazed window to front aspect with field views. Doors leading to bedrooms two, three and bathroom and dressing room that in turn leads to bedroom one,

Dressing Room

Leading to main bedrooms. Range of built in wardrobes. Radiator.

Bedroom One

Vaulted ceiling. Porthole window to side aspect. Double glazed window to rear aspect with field views. Radiator. Door leading to:-

Ensuite

Double glazed window to front aspect with field views. Suite comprising shower cubical, low level WC and wash hand basin. Eaves storage, radiator.

Bedroom Two

Double glazed window to rear aspect with field views, and double glazed window to side aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect with field views. Radiator.

Wet Room

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Wet room flooring, large airing cupboard.

Front Garden

A block paved driveway leads to the double width



carport and additional space.

Rear Garden

The rear garden commences with a patio seating terrace enjoying field views. The remainder of the large garden is predominantly laid to lawn with a number of shrubs, mature trees & fruit trees, fruit cage & and beds. Well.

Workshop

Power and light connected. French doors leading to garden and windows overlooking the garden.

Agent's Note

What 3 Words - ///notices.clicker.creeps

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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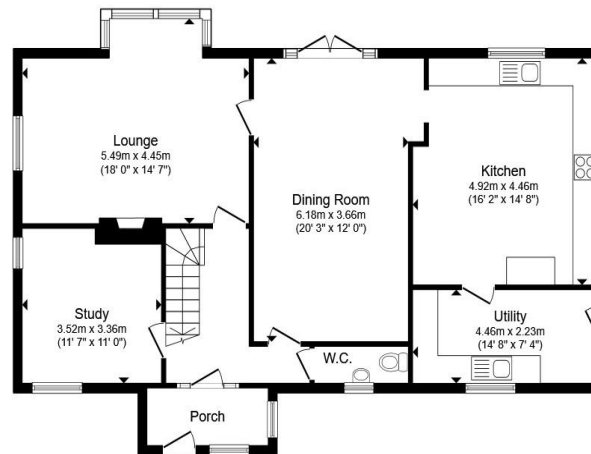
- Extended detached home
- Large private rear garden
- Ample off road parking and carport
- Spacious lounge, dining room and home office
- Kitchen/diner and utility room

Tenure: Freehold EPC Rating: F

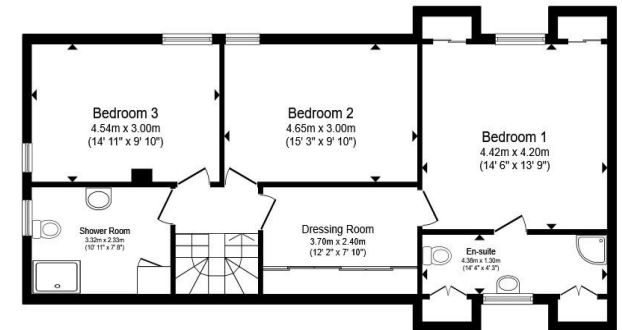
Council Tax Band: E

offers in excess of

£750,000



Ground Floor



First Floor

Total floor area 177.6 m² (1,912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD109783 - 0002

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.

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