



**The Beeches,
Newton Road, Sudbury, Suffolk**





THE BEECHES, NEWTON ROAD, SUDBURY, SUFFOLK CO10 2RL

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This spacious four-bedroom detached family home sits in the heart of the market town of Sudbury with a generous 0.32 acres of southerly-facing grounds. Each of the bedrooms are of a generous size with en-suite to master with two reception rooms as well as a large kitchen/dining room leading onto the garden.

Spacious family town house

Front door leading to:-

ENTRANCE HALL: An inviting space with solid wooden and glass panelled door to the front with large understairs cupboard for shoes and coats and doors leading to:-

SITTING ROOM: This is a particularly elegant room stretching from front to back with French doors leading to rear terrace and pretty views over the rear garden beyond. Your attention in this room is immediately drawn to the Victoria style cast iron fire with useful alcove for sitting room furniture with characterful picture rail finished with stripped and varnished pine floor.

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of traditional Shaker-style cupboards with a thick oak worktop above and matching return with integrated one and a half sink with mixer tap, double oven, gas hob with extractor above and fridge freezer. Beyond here is an orangery-like dining area with French doors leading to two terraced seating areas, making this a particularly sociable space. This room is finished with an engineered oak flooring with solid wooden door leading to:-

SNUG: This room can be accessed off both the entrance hall and kitchen dining room with large window to the front with generous ceiling height finished with a stripped pine floor.

UTILITY/BOOT ROOM: This is a very useful room with side access door leading to both the front and rear with space for washing machine and tumbler dryer with Shaker-style storage cupboards, matching oak worktop to the kitchen with space for shoes and coats, service door to the garage and obscure glass door leading to:-

CLOAKROOM: A two-piece suite consisting of a close-coupled WC and wash hand basin with traditional fittings.

Inner Hall: Window overlooking the rear garden and staircase leading to first floor.

First Floor

First floor landing: Two windows looking over the front garden fills the landing with natural light with space for a study/seating area, airing cupboard providing useful storage with doors leading to:-

MASTER BEDROOM: Situated at the back of the house, this room enjoys pretty views over the south-facing rear garden with built-in wardrobe providing ample storage and space for other bedroom furniture with double obscure glass door leading to:-

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EN-SUITE: A three-piece suite consisting of a close-coupled WC and large corner shower cubicle with overhead shower and hand-held shower, pedestal wash hand basin and attractive tiling surround.

BEDROOM 2: A generous second bedroom with built in wardrobe providing useful storage, feature Victoria fireplace and pretty views over the rear garden.

BEDROOM 3: A third double bedroom with charming views over the rear garden and built-in wardrobe.

BEDROOM 4: This room is currently utilised as a reading room with large window to the front. This room has previously been utilised as a fourth double bedroom.

BATHROOM: A three-piece suite consisting of a close-coupled WC, pedestal wash hand basin with mixer tap and large panel bath with contemporary mixer tap fitting, overhead shower and shower screen with heated towel rail and attractive-effect flooring.

Outside

To the front of the property a blocked-paved drive in turn leads to a large shingle area of **OFF-ROAD PARKING**, providing access to the **GARAGE** which is of a particularly generous size, being much wider than a regular garage and longer, with space for a work bench and storage, as well as a reasonable sized car. A side access gate provides access to the rear of the property with further double gates providing potential vehicular access to the rear and in turn providing further **OFF-ROAD PARKING**.

To the immediate rear of the property is a fantastic raised terrace wrapping around the back, being a fantastic space for entertaining and to enjoy the **SOUTHERLY-FACING** rear garden.

Steps down from the raised terrace leads to a wide expanse of lawn with well-stocked borders of shrubs and hedging, with two central fern trees providing shade leading through to an orchard area with vegetable garden, a further private terraced seating area with neighbouring greenhouse and storage shed.

A further footpath from the raised terrace leads round to a **SUMMER HOUSE** with power connected, with a seating area next to a pretty pond with water feature, attracting wildlife, with a shingle footpath meandering its way to the back of the garden between borders offering seasonal colour.

Agent's notes:

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

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

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

COUNCIL TAX BAND: D

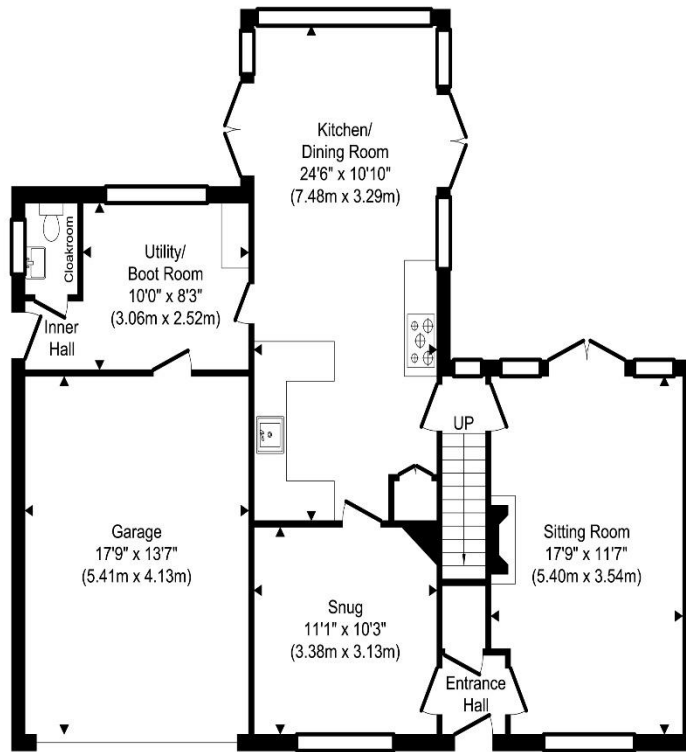
TENURE: Freehold

CONSTRUCTION TYPE: Brick

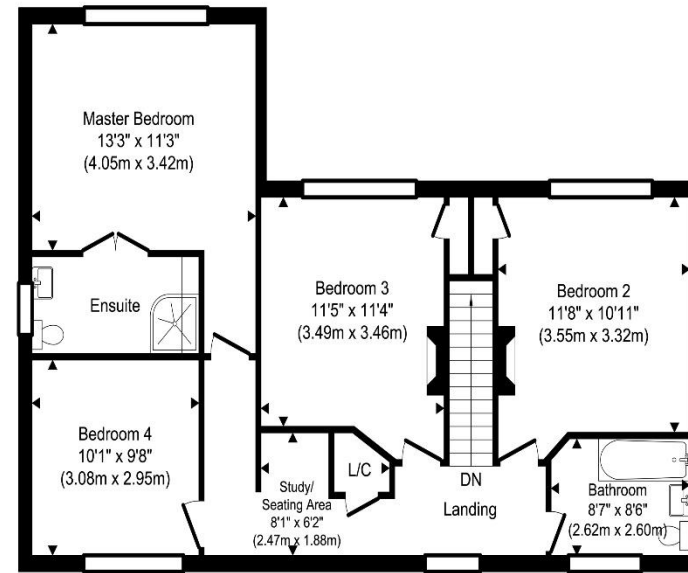
WHAT3WORDS: positives.beam.coasted

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
1019.55 sq. ft.
(94.72 sq. m)



First Floor
Approximate Floor Area
823.97 sq. ft.
(76.55 sq. m)

TOTAL APPROX. FLOOR AREA 1843.53 SQ.FT. (171.27 SQ.M.)

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