



**2 HILLSIDE COTTAGES**  
Sudbury, Suffolk

Carter Jonas



## 2 HILLSIDE COTTAGES, NEWTON ROAD, SUDBURY, SUFFOLK, CO10 2RS

- Long Melford 3.5 miles
- Colchester 14 miles
- Bury St Edmunds 17 miles

Porch • Lounge/Dining room • Kitchen • 2 Double bedrooms • Family bathroom • Garden Office Studio • Garden • Parking

### DESCRIPTION

2 Hillside Cottages is a beautiful home with character and charm, believed to date back to 1852 this Victorian property retains many original features and is fortuitously unlisted.

With a honey coloured brick facade to the front and part rendered to the rear, all under a slate tiled roof. From the porch you enter the light and airy lounge/dining room with wood burner in the lounge area, with access to the large kitchen complete with fitted units, Suffolk brick flooring and lovely stable door leading to the back patio and parking beyond.

On the first floor are two good sized double bedrooms, both with original oak floorboards, wooden doors fitted with Suffolk latches and wooden thresholds. The first floor is completed with the generously sized bathroom fitted with walk-in shower, bath, basin and toilet.

### OUTSIDE

Situated within walking distance of Sudbury and tucked away from road view behind a small spinney at the bottom third of the front garden, which provides a private and secluded setting.

**A DELIGHTFUL 2 BEDROOM CHARACTER COTTAGE SITUATED WITHIN WALKING DISTANCE OF SUDBURY TOWN CENTRE.**





With steps up to the garden from the pavement through to the spinney to a useful home office in the middle of the garden (with electricity & broadband connection) and lawned area to the front right of the house, complemented by a seating area to the left of the very attractive traditional Porch.

A shared, gated driveway leads through to the paved parking area at the rear of the property with an Ivy covered archway leading to the Studio with electricity supply, small patio area and steps through to the stable back door.

### LOCATION

Sudbury is a thriving market town centred around the historic market square, set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, drainage & electricity  
Electric heating & wood burner

**Local Authority:** Babergh District Council

**Council Tax:** Band B

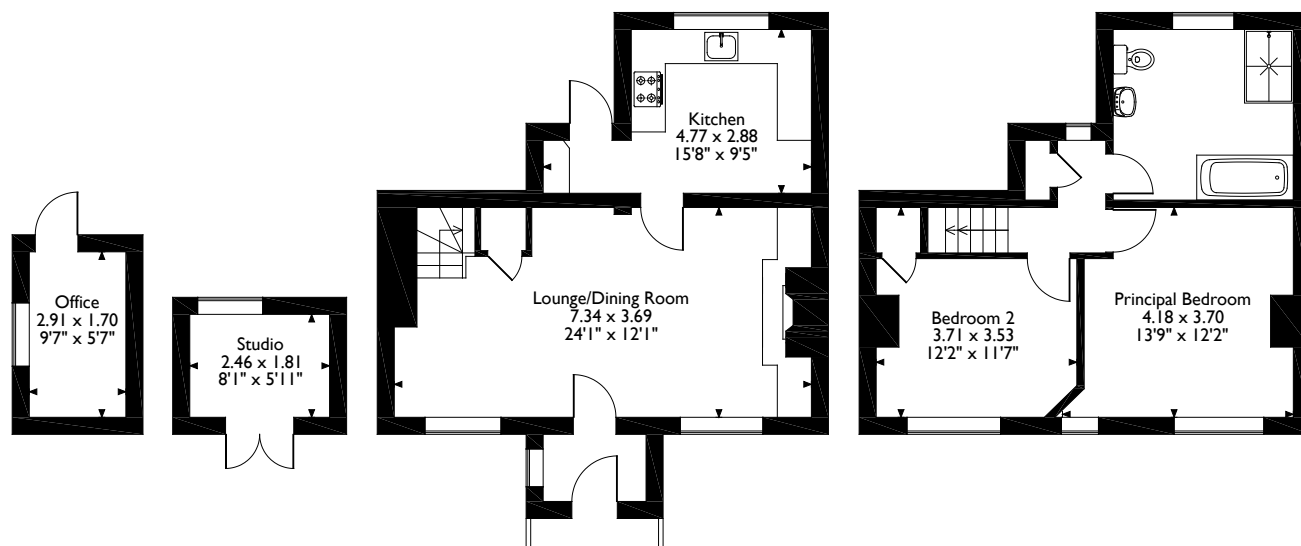
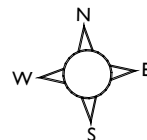
**Viewing:** By appointment with Carter Jonas  
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**What3Words:** ///cherubs.swerving.neatly





2 Hillside Cottages, Sudbury, Suffolk  
 Approximate Gross Internal Area  
 Main House = 81 Sq M/872 Sq Ft  
 Outbuilding = 9 Sq M/97 Sq Ft  
 Total = 90 Sq M/969 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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