



Guide Price £325,000
 26 Stowmarket Road, Old Newton, Stowmarket, IP14 4EE

This RECENTLY MODERNISED AND UPDATED PERIOD VICTORIAN style home is situated in the POPULAR VILLAGE OF OLD NEWTON. Old Newton lies approximately 3.5 miles from Stowmarket and has easy access to the A14 dual carriageway with its fast road links to larger towns such as Ipswich and Bury St Edmunds. The property over the past few months has undergone a FULL MODERNISATION PROGRAMME and has A NEWLY INSTALLED KITCHEN with oak style work tops, SEALED UNIT DOUBLE GLAZED WINDOWS, NEWLY INSTALLED SHOWER ROOM, 3 generous bedrooms and USEFUL EXTERNAL UTILITY BUILDING ideal for a work from home office etc subject to the necessary building regulations and planning permissions. The property ENJOYS FARMLAND VIEWS ON 3 SIDES, has an OVER SIZED GARAGE with electric up and over door and PARKING for 4 to 5 vehicles, GOOD SIZED GARDENS which have been cultivated and re-turfed by the present vendors. The oil fired central heating HAS BEEN UPDATED and the property still RETAINS A PERIOD FEEL with OPEN FIREPLACES to the sitting room, kitchen breakfast room and master bedroom. There are Suffolk ledge and brace doors with Suffolk latch door furniture all within this popular location.

The accommodation on offer is as follows:

ENTRANCE VESTIBULE:

With radiator and stairs to first floor and open walkway to:

SITTING ROOM:

A light and airy room with large sash style window to the front aspect, radiator, original brick fireplace with exposed chimney breast, TV point, useful cupboard under the stairs and door to:

KITCHEN DINING ROOM:

An exceptionally good sized room with high and low level shaker cream units with oak style work surfaces, integrated oven, hob and hood, space for washing machine, radiator, exposed fireplace with exposed chimney breast, thermostat for central heating, window to rear and door to outside.

SHOWER ROOM:

With suite comprising low level WC, vanity hand basin in surround with storage cupboards under, double shower in cubicle, extractor fan, radiator, window to side, shelved airing cupboard with oil fired boiler providing domestic hot water and central heating.

ON THE FIRST FLOOR:

LANDING:

With loft access and high level meter cupboard.

MASTER BEDROOM:

With exposed fireplace and exposed red brick chimney breast, radiator, window with far reaching views over farmland in the distance to front, telephone point and large walk-in wardrobe with hanging facilities.

BEDROOM 2:

With exposed red brick chimney breast, shelved airing cupboard with lagged hot water cylinder, window with far reaching views over farmland to the rear.

BEDROOM 3:

Again a double room with radiator and window to side.

OUTSIDE:

The property's gardens have been cultivated and updated by the present vendors. The front gardens have privet hedging and central pathway giving access to the front door. There is a large lawn area, the driveway is concrete with brick edging leading to gravel courtyard area for further off road parking for approximately 2 to 3 vehicles. This leads to a single oversized garage with electric up and over door, power and light connected and personal door to the rear. There is a central lawn area between the property itself and the garage and the rear gardens are laid entirely to lawns. There is a concrete pathway giving access to the garage leading from the front door, a concrete courtyard area to the rear of the property which is a communicating area between the main property itself and the useful utility building which has the original pamment floor, window to rear, power and light connected, this is where the original copper would have been installed. This area could provide further work from home or office style accommodation subject to the necessary building regulations and planning permissions. Also adjacent to this room is a WC with low level WC that could provide facilities for the work from home office as aforementioned.

At Station Road West follow the B1115. At the roundabout take the 1st exit on to B1113, follow the B1113 and the property can be found.

FLOORPLANS

THE PROPERTY MISDESCRIPTIONS ACT 1991

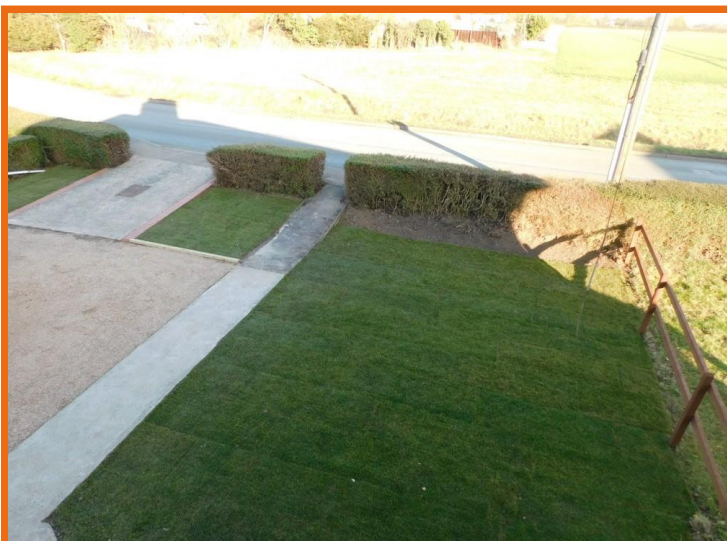
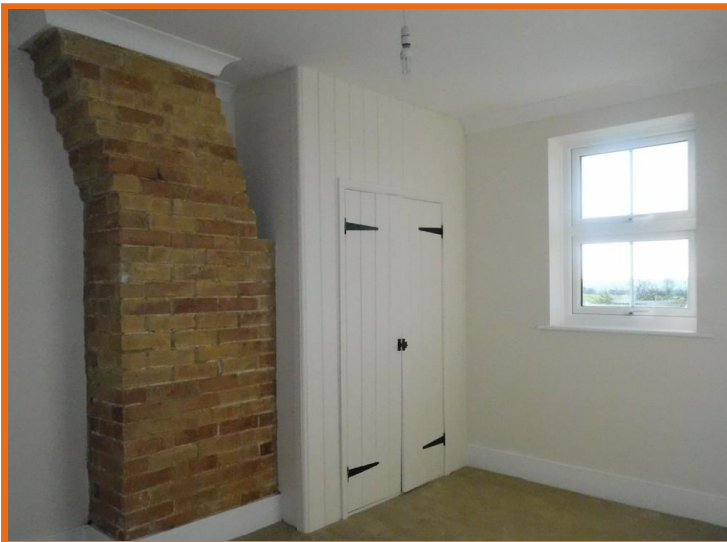
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



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