



Rock Estates



Knights Close

Old Newton, IP14 4JS

Offers in excess of £325,000





## Knights Close

Old Newton, IP14 4JS

Situated in the sought after village of Old Newton is this detached three bedroom bungalow. Located in a quiet cul-de-sac this property is situated within walking distance to amenities and bus routes.

The property offers ample parking to the front along with a single garage and benefits from a paved ramp leading to the front door. The spacious hallway offers multiple storage cupboards and access to the loft space. The modern kitchen has integrated appliances and offers access to the rear garden. The living room offers ample living space and over looks the rear garden. There is the addition of the large conservatory off the living room providing further living space. There are three bedrooms all of which are of a good size with the main bedroom benefiting from built in wardrobes. The converted wet room is a handy addition with its walk in shower space and electric shower.

The rear garden is partly laid to lawn and also benefits from a good sized patio area. The rear garden is enclosed by wooden fencing and a low brick wall. To the side is a paved path leading to the side gate providing access to the front of the property.

The property benefits from double glazed windows throughout and oil central heating with the boiler and tank situated in the rear garden.

Early viewing is highly recommended to truly appreciate the ample space this detached bungalow offers.







**Front**

Partly laid to lawn with a private driveway offering off road parking for a number of cars. There is a single garage with electric roller door and private door to the side. A paved ramp offers access to the front door:

**Entrance Hallway**

Built in storage cupboard. Airing cupboard housing water tank and extra storage. Loft access. Coving. Radiator. Doors to:

**Kitchen**

12'9" x 9'4" (3.89 x 2.87)  
Double glazed window to front with fitted electric roller blind. Partly glazed door providing access to the rear garden. Range of wall and floor mounted units and drawers. Laminate work top. Integrated electric hob with extractor hood above. Integrated slimline dishwasher, fridge/freezer and washing machine. Patmore water softener. Eye level double oven. Stainless steel sink with 1 1/4 drainers and mixer tap over. Part tiled walls. Spotlights. TV point. Radiator.



**Living Room**

15'2" x 14'0" (4.63 x 4.27)  
Double glazed window to rear. TV point. Two radiators. Double glazed sliding doors to:

**Conservatory**

13'4" x 11'2" (4.08 x 3.41)  
Double glazed windows to side and rear. Double glazed patio door opening to the rear garden. Radiator. Electric sockets.

**Bedroom One**

10'10" x 9'10" (3.31 x 3.02)  
Double glazed window to front. Coving. Radiator.

**Bedroom Two**

10'4" x 9'10" (3.15 x 3.00)  
Double glazed window to side. Built in wardrobes with sliding doors. Built in cupboard. Coving. Radiator.

**Bedroom Three**

10'9" x 6'5" (3.30 x 1.98)  
Double glazed window to side. Coving. Radiator.

**Wet Room**

8'1" x 5'4" (2.48 x 1.63)  
Two double glazed windows to side. Walk in shower with electric shower, hand rails and curtain. Low level W.C. Wall mounted basin. Part tiled walls. Electric shaver point. Spotlights. Extractor fan.

**Rear Garden**

The rear garden is partly laid to lawn with a patio area perfect for relaxing and enjoying the quiet village life. There is a paved path that leads to a small side gate providing access to the front of the property. The garden houses the oil tank and boiler.

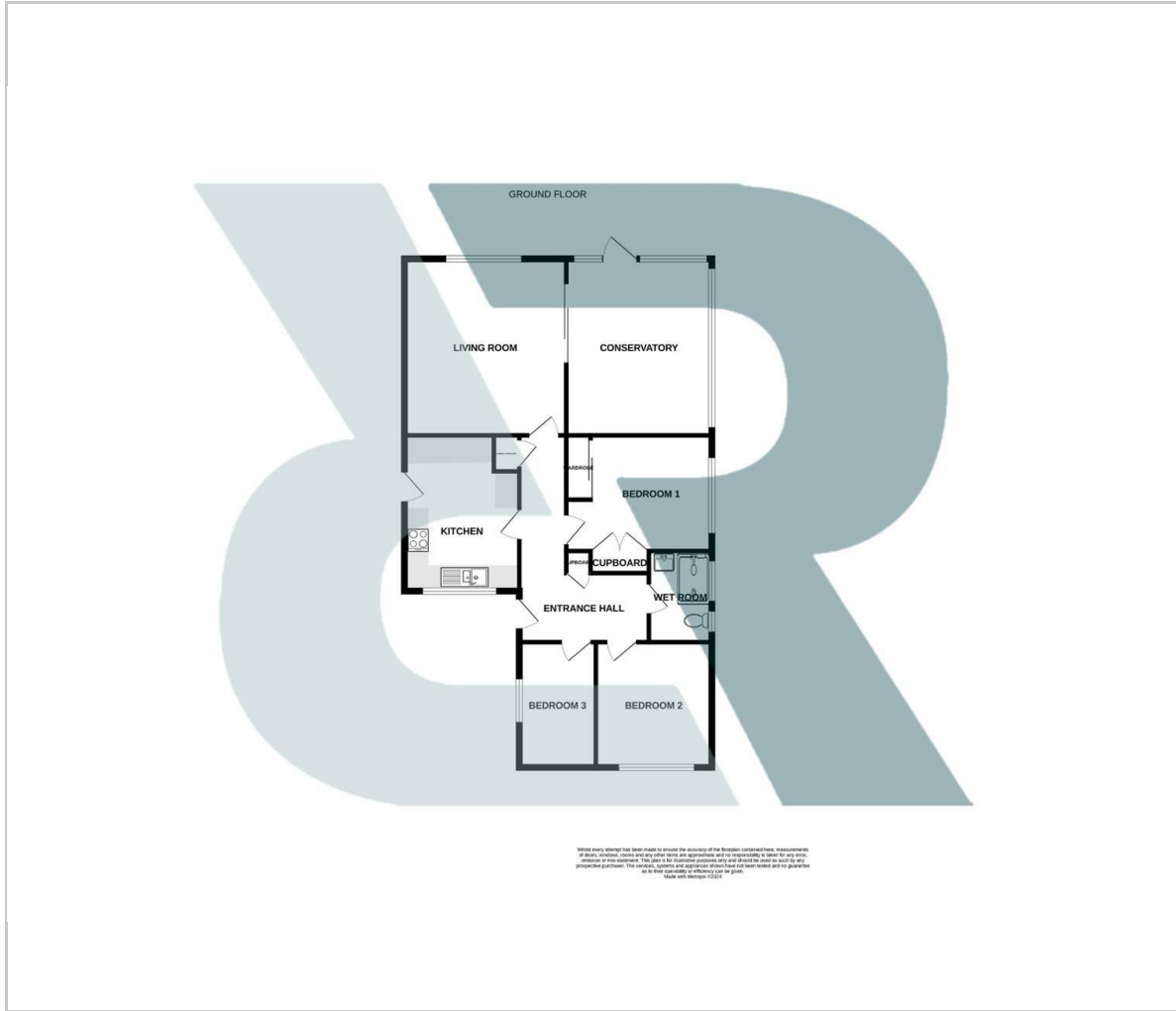
**Garage & Parking**

The property benefits from a single garage with electric roller door to the front and personal door to the side. There is also power and light connected. There is off road parking at the front of the property for a number of cars on the extended driveway.





## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

