

oakheart



£280,000

Offers Over
Church Road, Old Newton

Nestled on Church Road in the charming village of Old Newton, this delightful semi-detached house, built in the early 2000s, exudes a lovely country aesthetic that is both inviting and practical. With two spacious reception rooms, this home offers ample space for relaxation and entertaining, making it perfect for families or those who enjoy hosting guests.

The property boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom and fitted wardrobes. The additional two bedrooms are versatile and can easily accommodate family members, guests, or even serve as a home

office.

One of the standout features of this home is the attractive conservatory extension at the rear, which floods the living space with natural light and offers a serene spot to enjoy the garden views throughout the seasons. The outdoor space is mainly laid to lawn with the benefit of a generous patio for outdoor dining and a well sized timber framed shed. At the front aspect the property enjoys a private brick paved driveway for two cars with a side gate leading to the rear garden.

Conveniently located, this property allows for easy commuting via the A14, providing quick access to Stowmarket and Cambridge, making it ideal for professionals or families who require connectivity to larger towns and cities.

Offered for sale with no onward chain, this home presents a fantastic opportunity for handy DIY enthusiasts to put their personal touch on the property and truly make it their own. Whether you are looking to settle down in a peaceful village or seeking a project to enhance your living space, this semi-detached house on Church Road is a wonderful choice.



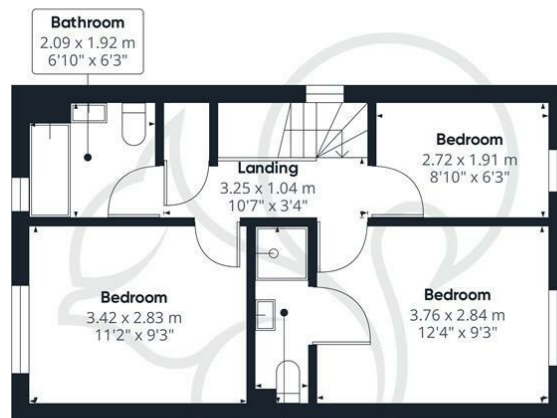








Ground Floor



Floor 1

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Approximate total area²⁰
87.96 m²
946.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360

Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	66
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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