

BUCKS

PROPERTY AGENTS



46a Falconer Avenue, Old Newton, Stowmarket, IP14 4JP

Guide Price £450,000

- Detached Bungalow
- En Suite and Dressing Room
- Spacious Open Plan Living
- Village Location
- Low Maintenance Courtyard Garden
- Four Bedrooms
- Shower Room
- Modern & Immaculately Presented
- Home Office/Studio
- Off Road Parking

46a Falconer Avenue, Stowmarket IP14 4JP

Bucks Property Agents are delighted to welcome to the market Falconer Avenue, Old Newton, Stowmarket - a charming village location. This delightful detached bungalow offers ample space with OPEN PLAN LIVING perfect for entertaining guests or simply relaxing with your loved ones.

With FOUR BEDROOMS, there is plenty of room for the whole family to unwind and enjoy their own space with FAMILY SHOWER ROOM, EN SUITE to MASTER BEDROOM with the added bonus of a DRESSING ROOM. There is a separate GARDEN ROOM ideal for a home office or studio.

Old Newton has many amenities including local businesses, village shop and Post Office, school, Church, and recreation centre and is only 3 miles away from the bustling market town of Stowmarket that offers something for everyone.

Don't miss out on the opportunity to make this bungalow your own. Whether you're looking for a peaceful retreat or a place to create lasting memories, Falconer Avenue has it all. Don't hesitate and book a viewing with us today.



Council Tax Band: B



Entrance Porch:

With window to side, tiled floor, radiator and built in cupboard with integrated washing machine.

OPEN PLAN LIVING ACCOMMODATION

Kitchen/Diner:

20'9 x 11'2

With two windows to side, range of modern high and low level units, matching worktops and splashbacks, stainless steel sink and drainer with boiling water tap. Central island with integrated NEFF induction hob with extractor hood and ample storage. Built in fridge freezer, wine fridge, oven and microwave at eye level and water softener. Karndean flooring, under cupboard lighting and radiator.

Sitting Room:

19'1 x 11'5

With bifold door leading to the courtyard garden creating open space living with natural light, karndean flooring, TV point, full length radiator and loft access.

Bedroom One:

11'1 x 10'

With window to front, full length radiator and dressing room (8'6 x 6') leading to:-

En Suite:

With window to rear, walk in shower, pedestal basin, low level WC, airing cupboard that houses the combi boiler, tiled floor and extensively tiled walls.

Bedroom Two:

11'1 x 10'

With window to rear, karndean flooring and radiator.

Bedroom Three:

11'8 x 6'9

With window to rear, karndean flooring and radiator.

Bedroom Four:

8'2 x 7'2

With window to front, karndean flooring and radiator.

Shower Room:

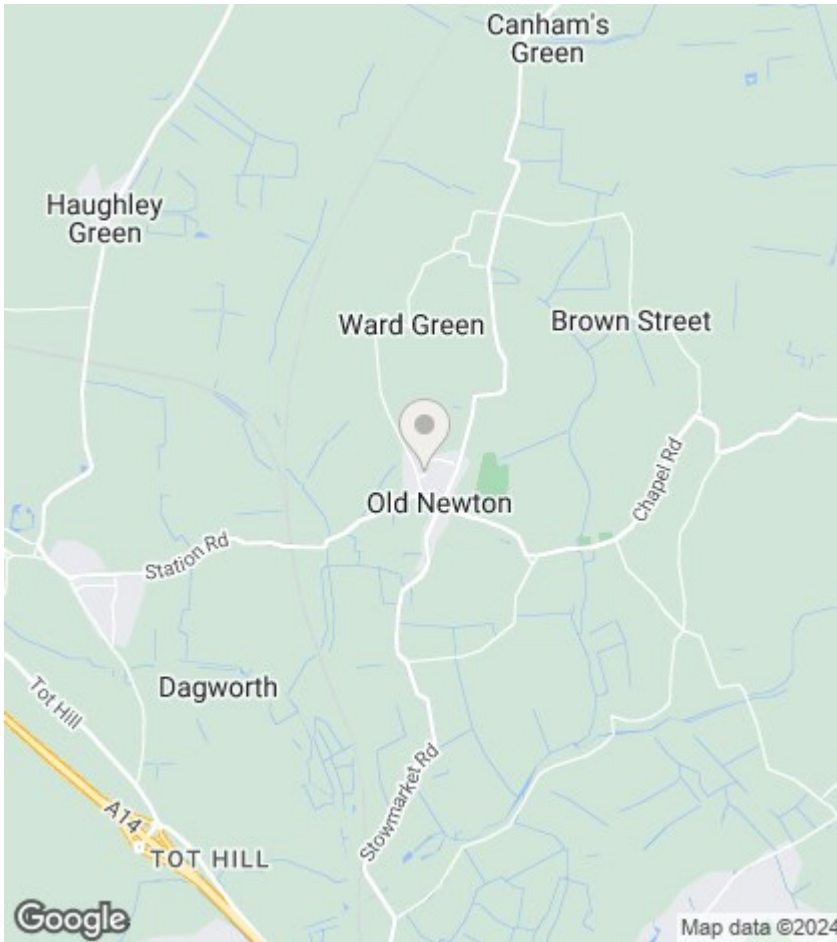
With fully tiled walls and floor, double shower, low level WC, pedestal basin and heated towel rail.

Outside:

To the front of the property is block paving providing off road parking for three vehicles. A side gate leads to the rear garden that is a courtyard style with raised bed and garden bar. For privacy and seclusion the garden is surrounded by fencing.

Garden Room:

A versatile room that can be used as a home office or studio with patio doors, power and light connected.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn left onto Falconer Ave Destination will be on the left

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor Plan



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.