

BUCKS

PROPERTY AGENTS



45 Newton Road, Stowmarket, IP14 5AE

Guide Price £300,000

- Victorian End Terrace
- Two Bathrooms
- Sealed Unit Double Glazing
- Unique Property
- Timber Framed Outbuilding
- Three Bedrooms
- Loft Conversion (planning not signed off)
- Gas Radiator Central Heating
- Secluded Rear Garden
- Close to Local Amenities

45 Newton Road, Stowmarket IP14 5AE

Welcome to this charming Victorian end terrace house located on Newton Road in the picturesque town of Stowmarket. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Step outside into the beautifully diverse rear garden with decking, ideal for relaxing on a sunny afternoon or hosting a barbecue with friends. The sash windows at the front of the house add character and charm to this already delightful home.

Additionally, the property features a timber-framed outbuilding, providing extra storage space or the potential for a workshop for those who enjoy DIY projects. The loft conversion offers even more versatility, whether you need an extra bedroom or home office.

Stowmarket offers something for everyone including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor. Don't miss the opportunity to make this lovely Victorian house your new home. Contact us today to arrange a viewing and envision the possibilities that await you at this delightful property on Newton Road.



Council Tax Band: B



Porch:

With window to side and quarry tiled floor.

Sitting Room:

With sash window to front, stairs to first floor, understairs cupboard, feature fireplace with woodburner inset, original floorboards, TV point and two radiators.

Dining Room:

With two windows to side, feature fireplace, original floorboards and radiator.

Kitchen:

With partly vaulted ceiling, four Velux windows and door to outside. Range of high and low level units, veneered worktops, tiled splashbacks and butler sink. Space for range cooker with extractor hood and fan, space for fridge freezer, integrated dishwasher, tiled floor and radiator.

Utility:

With shelved storage cupboard, plumbing for washing machine and tiled floor.

Bathroom:

With Velux window, bath with central mixer tap, basin over vanity unit, low level WC, tiled floor, tiled splashbacks and radiator.

First Floor Landing:

With stairs to the loft.

Bedroom One:

With sash window to front, original floorboards, feature fireplace, built in wardrobe, shelving and radiator.

Bedroom Two:

With window to side, feature fireplace and radiator. Shelved airing cupboard that houses the combi boiler that is 4 years old.

Bedroom Three:

With window to rear, original floorboards and radiator.

Shower Room:

With window to rear, shower in cubicle with feature glass brick wall, basin over vanity unit, low level WC, heated towel rail, tiled floorboards and exposed brick wall.

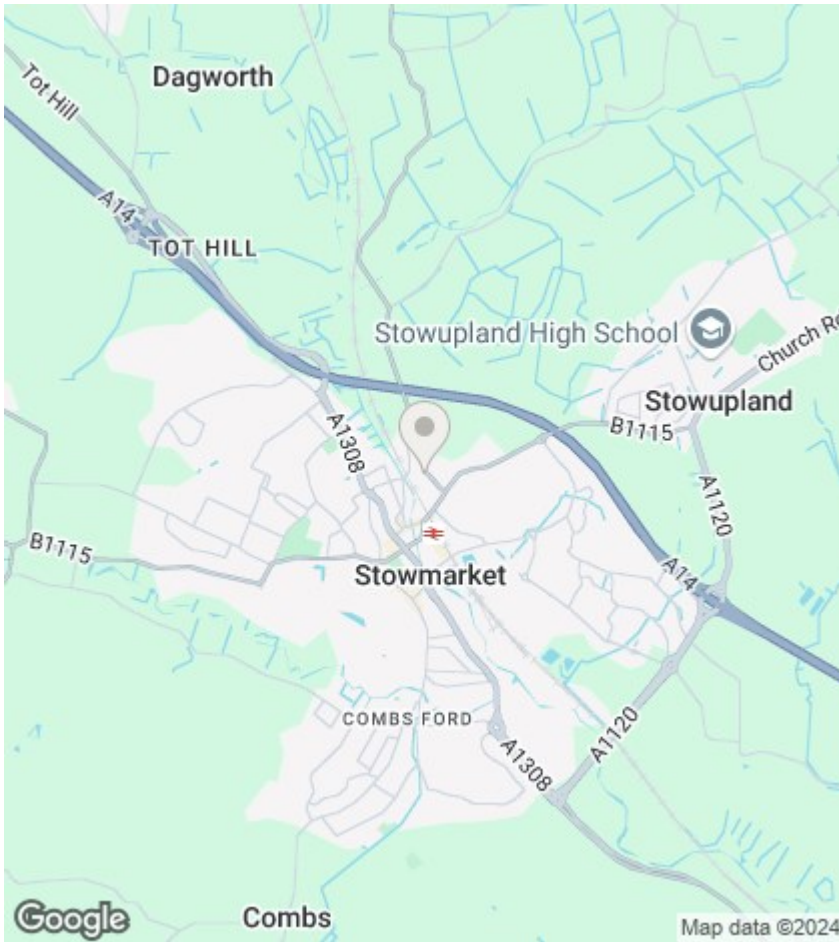
Loft:

This is a versatile space that could be used as an

additional bedroom or office space, with two Velux windows, eaves storage and radiator. (planning not signed off).

Outside:

To the front of the property is decorative wrought iron railings, shrubs and a chequerboard tiled pathway leading to the front door. There is a shared pathway and access to the rear garden that comprises of lawn, brick BBQ, shrubs and sheds. There is a timber framed outbuilding with laminate style flooring, windows, and bi fold doors opening onto the floating decking area. An ideal space for a workshop, gym or hobby room. For privacy and seclusion the garden is fenced either side.



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 Destination will be on the left

Viewings

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

EPC Rating:

D

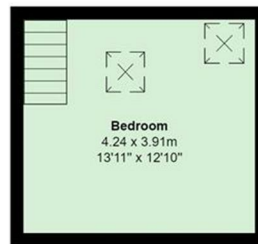
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



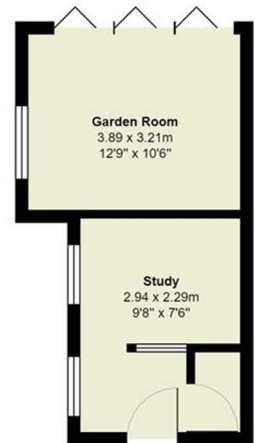
Ground Floor
Area: 58.3 m² ... 627 ft²



First Floor
Area: 43.7 m² ... 470 ft²



Loft Bedroom
Area: 16.6 m² ... 178 ft²



Outbuilding
Area: 24.5 m² ... 263 ft²

Total Area: 143.0 m² ... 1539 ft²

All measurements are approximate and for display purposes only