

BUCKS

PROPERTY AGENTS



7 Silver Street, Old Newton, Stowmarket, IP14 4HF

Offers In Excess Of £420,000

- Detached Home on Prominent Corner Plot
- En Suite To Master Bedroom
- Two Reception Rooms
- Oil Radiator Central Heating
- Off Road Parking for 2 Vehicles
- Four Bedrooms
- Kitchen Diner & Utility
- Immaculately Presented
- Single Garage
- Village Location

7 Silver Street, Stowmarket IP14 4HF

Nestled in the charming village of Old Newton, Stowmarket, this immaculately presented detached house on Silver Street offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home.

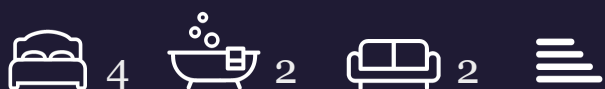
Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The modern kitchen diner is a standout feature, designed for both functionality and style, making it the perfect hub for family gatherings and culinary adventures. Additionally, a utility room adds convenience to daily chores, ensuring that everything is neatly organised.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household. A snug area offers versatility, serving as a cosy retreat or an additional bedroom, depending on your requirements.

Outside, the enclosed garden presents an ideal setting for entertaining guests or enjoying peaceful moments in the fresh air. With parking available for up to three vehicles, this home combines practicality with elegance.

Located approximately 3 miles from the market town of Stowmarket, Old Newton has many amenities including local businesses, village shop and Post Office, Church, and recreation centre.

This delightful residence in Old Newton is not just a house; it is a place where memories can be made. With its modern amenities and charming features, it is a must-see for anyone looking to settle in a tranquil yet accessible location.



Council Tax Band: E



Hallway:

With vinyl flooring, stairs to first floor, understairs cupboard and radiator.

Cloakroom:

With window to rear, low level WC, pedestal basin and vinyl flooring.

Kitchen/Diner:

With window to rear, range of high and low level units, matching worktops and splashbacks, sink and drainer. Electric double oven at eye level, induction hob with extractor hood and fan and integrated dishwasher. Laminate flooring and radiator.

Utility:

A generous space with a window to rear and door leading to the back garden. Range of high and low level units, matching worktops and splashbacks, pantry cupboard, plumbing for washing machine and space for tumble dryer. Laminate flooring and radiator.

Living Room:

With window to front and French doors leading onto the garden creating a feeling of open space living. TV point and two radiators.

Snug:

This is a versatile room that can be used for additional accommodation or an office space with a window to front, laminate flooring and radiator.

FIRST FLOOR**Landing:**

With window to front, built in storage cupboard, loft access and radiator.

Bedroom One:

A bright and airy space with a window to the front and to the rear and radiator. Door leading to:

En Suite:

With window to rear, double shower, low level WC, basin, fully tiled walls and floor, built in cupboard and radiator.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

With window to front and radiator.

Bedroom Four:

With window to rear and radiator.

Bathroom:

With window to rear, "P" bath, basin over vanity unit. low level WC, fully tiled walls and floor and heated towel rail.

Outside:

To property sits on a prominent corner plot with lawns, shrubs, trees and pathway leading to the front door. The rear garden comprises of lawn, trees, shrub borders, pathway and paving stones and patio area with a pergola ideal for outside entertaining. For privacy and seclusion the garden is surrounded by fencing with a gate for access. There is a single garage with up and over door, power and light connected and personnel door to side, with two off road parking spaces located to the front of the garage.



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 Station Rd Turn right onto Silver St Turn left onto Elm Tree Cl Restricted-usage road Destination will be on the right

Viewings

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

EPC Rating:

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		
England & Wales	EU Directive 2002/91/EC	

