



**Falconer Avenue,  
Old Newton, Suffolk**

**DAVID  
BURR**





# 41 Falconer Avenue, Old Newton, IP14 4JP.

Old Newton is well positioned for access to local amenities, schooling, and transport links. The nearby town of Stowmarket offers **mainline rail connections to London Liverpool Street**, with the A14 providing routes towards **Bury St Edmunds, Cambridge, and Ipswich**.

Nestled in the charming village of **Old Newton**, this **three-bedroom semi-detached home** offers the perfect blend of modern comfort and countryside charm. Set in a residential cul-de-dac, the property enjoys a welcoming community atmosphere while remaining just a short drive from the market town of **Stowmarket** and its mainline rail links to London and Norwich.

## **A well-appointed three-bedroom family home, with extensive double garage/workshop, located in a popular cul-de-sac of Old Newton.**

### **Part-glazed entrance door opening to:**

**ENTRANCE HALL:** A generous size entrance hall with stairs ascending to the first floor and a large understairs storage cupboard.

**SITTING ROOM:** A spacious sitting room with a bright outlook through the French door out to the rear garden. Features include Laminate, wood effect flooring throughout. Fireplace with Wood Stove. Victorian style vertical radiator

**KITCHEN/DINER:** A well-appointed kitchen/diner space featuring neutral coloured shaker style units with an oak worktop, space for dishwasher and freestanding oven. Tiled splashbacks, continuation of wood effect laminate flooring, Victorian style vertical radiator

**UTILITY/WC:** A functional space with WC, Ceramic butler sink and space for washing machine with stone tiled flooring an additional room towards the back of the house, currently used as storage but has been used as an office space having being fully insulated and double glazed.

### Upstairs

**BEDROOM 1:** A large double bedroom, with space for freestanding wardrobes a particular feature of this room is the bright window affording lots of natural light.

**BEDROOM 2:** A double bedroom with views over the side garden and plentiful space for freestanding wardrobes

**BEDROOM 3:** A single bedroom with views out to the side garden.

**BATHROOM:** A well-appointed, fully tiled bathroom with WC, sink and bath with shower over. Heated towel rail.

**WORKSHOP:** A generously proportioned double garage featuring full insulation, durable concrete flooring, and three-phase power. Ideal as a workshop, it also offers excellent potential for conversion into office space or annexe accommodation, subject to obtaining the necessary planning consents. The building is fully insulated and benefits from two substantial barn-style doors to the front.



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**GARDEN:** A good-sized corner garden that wraps around the back and the side of the house, access to the rear of the workshop and various storage sheds.

**DRIVEWAY:** a large area of parking, space for multiple cars, gravel finish

**SERVICES:** Mains water, electricity, and drains. Oil fired central heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band C

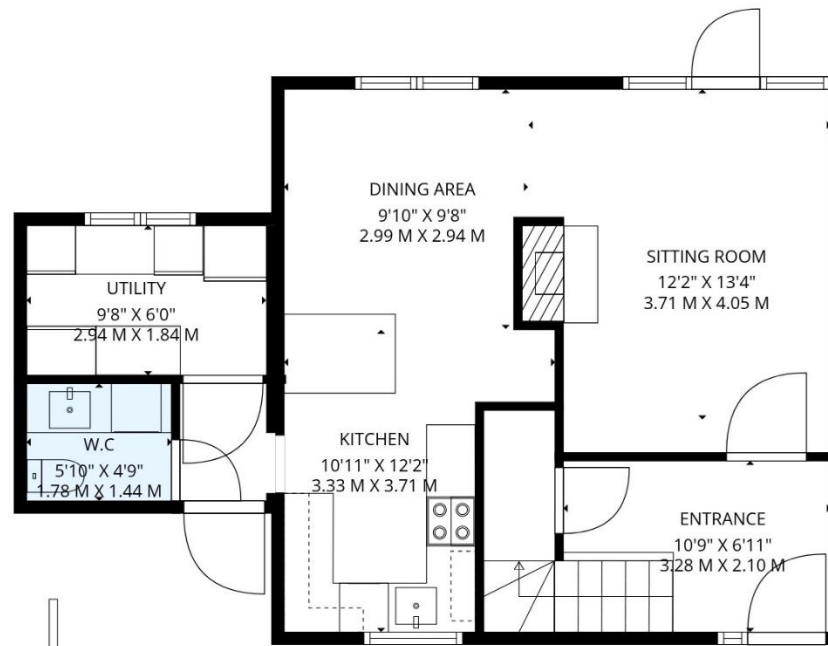
**EPC RATING:** D

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

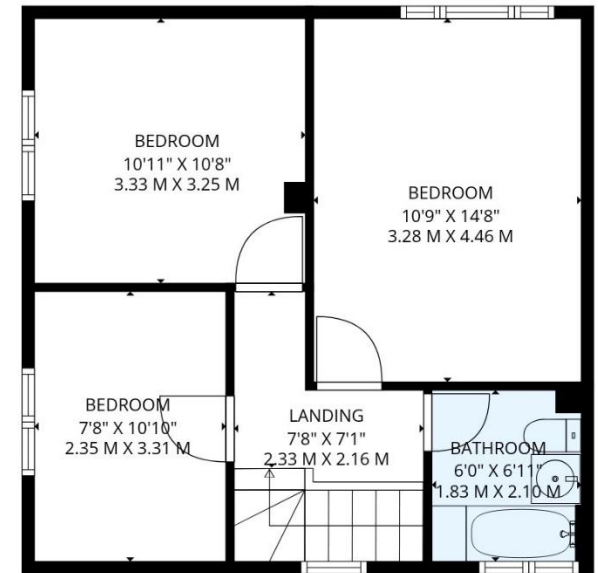
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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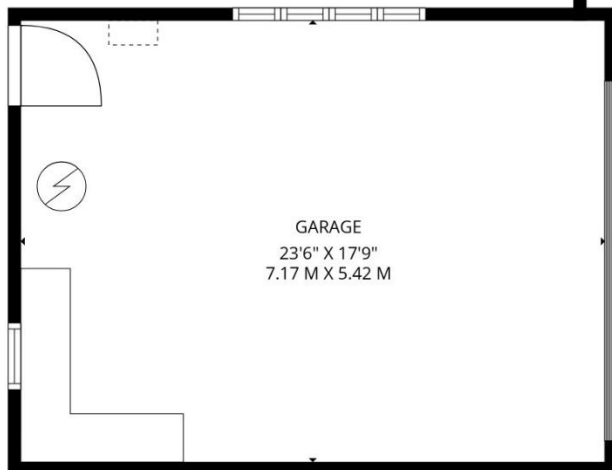




FLOOR 1



FLOOR 2



**TOTAL: 1682 sq. ft, 157 m2**

FLOOR 1: 1201 sq. ft, 112 m2, FLOOR 2: 481 sq. ft, 45 m2

EXCLUDED AREAS: UTILITY: 61 sq. ft, 6 m2, WALLS: 141 sq. ft, 12 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



