



Northfield Road  
Onehouse. IP14 3HE  
£260,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated in the popular village of Onehouse, approximately 3 miles from the market town of Stowmarket with its' good range of amenities and mainline railway with trains from Norwich to London and between / beyond. The house offers well presented accommodation with good sized rooms which include 3 bedrooms, kitchen / diner, lounge and sitting room. There is a single garage, parking for 2/3 cars and gardens to 3 sides of the property.





# Northfield Road, Onehouse

Sealed unit double glazed door to:

**Entrance Porch:** Sealed unit double glazed door to rear and side windows, ceramic floor. Door to:

**Entrance hall:**

Coved ceiling, ceramic tiled floor, radiator, smoke detector, staircase to first floor and doors to:

**Kitchen:**

Well fitted with cream fronted units under oak worktops and upstands with cupboards, drawers and space under, inset resin sink unit with mixer tap, Hotpoint integrated dishwasher below, range of eye level cupboards, Baxi gas fired boiler supplying hot water and central heating, plumbing for automatic washing machine, Rangemaster cooking range with 5 gas burners, grill and two ovens, tiled splash back and extractor hood over, radiator, coved ceiling, 2 sealed unit double glazed windows to front, radiator, ceramic tiled floor, 2 under stairs cupboards.

**Lounge/sitting room:**

Sealed unit double glazed window to side, French doors and full length side panels to rear garden, television point, coved ceiling, 2 radiators, corner slate tiled hearth and wood burning stove.

**First floor, Landing:**

Airing cupboard with lagged hot water tank, smoke detector, radiator, access to loft and doors to:

**Bedroom 1:**

Sealed unit double glazed window to rear, coved ceiling, Shaker style panelled wall, radiator, television point, part glazed double doors to large walk-in wardrobe with hanging space and shelf.

**Bedroom 2:**

Sealed unit double glazed window to front, radiator, coved ceiling, Oak effect laminate flooring.

**Bedroom 3:**

Sealed unit double glazed window to front, radiator, coved ceiling.

**Bathroom:**

Fitted with White suite comprising panelled bath with Bristan power shower over, curtain & rail, pedestal wash basin, low level WC, Sealed unit double glazed window to side, fully tiled walls, radiator, vinyl tiled floor.

**Outside:**

The front garden is open planned and laid to lawn. Block paved driveway allowing parking for 2/3 cars leads to the single garage with electric roller door, power and light. Side gate gives access to the rear garden which offer a good degree of privacy and is laid mainly to lawn with flower borders, paved patio and paths, and newly laid concrete base for shed. The garden is enclosed by close board fence panels.

**Services:**

We understand from the vendors that all main services are connected to the property.

**Broadband availability:**

Standard 5 Mbps 0.6 Mbps **Good**

Superfast 80 Mbps 20 Mbps **Good**

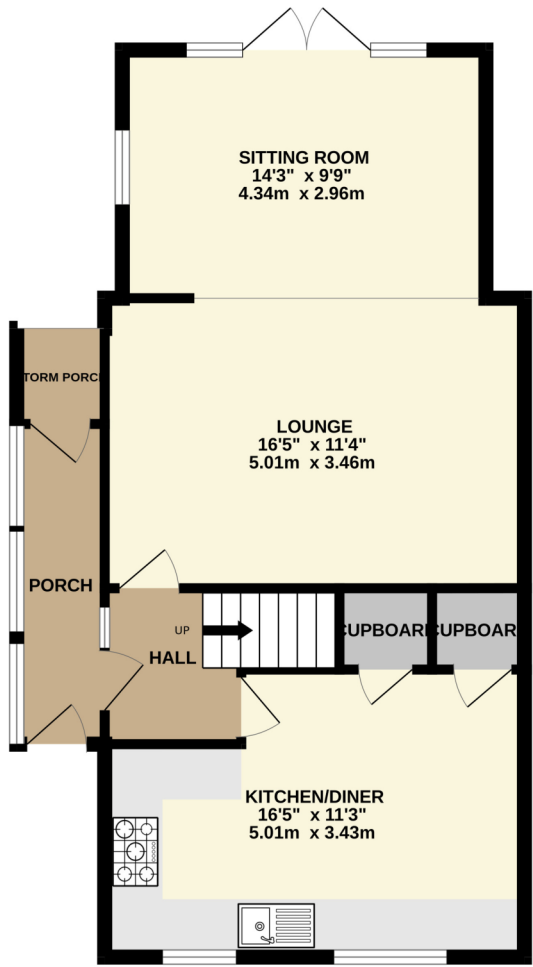
Ultrafast 1000 Mbps 220 Mbps **Good**

Networks in your area - Openreach

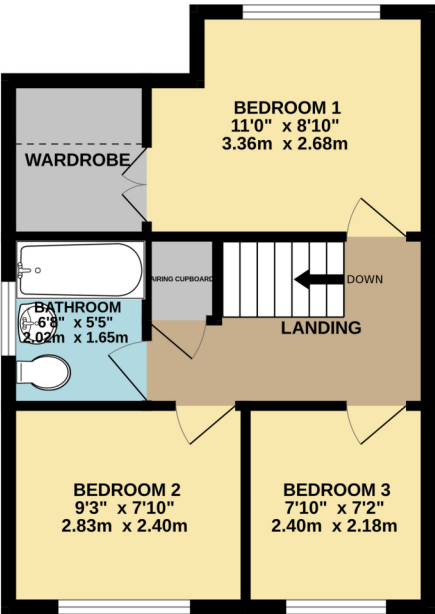
**Council tax:** Band 'C'



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

