



Finningham Rd,
Old Newton
£345,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in the pleasant village of Old Newton, close to local amenities and approximately 3 miles from the well served market town of Stowmarket, on a large well kept corner plot the meticulously maintained detached bungalow offers spacious beautifully presented accommodation comprising hall, lounge, kitchen, bathroom, 3 bedrooms and conservatory, single garage, double glazing, oil fired central heating.



Sealed unit double glazed door to:

Entrance Hall:

Window to side, coving, Radiator, access to loft, built-in cloaks storage cupboard, Honeywell thermostat, airing cupboard housing lagged hot water tank, immersion heater and slatted shelves, door to:

Lounge:

French UPVC doors to rear, window to front, two radiators, pine panelled vaulted ceiling, stone fire place, with inset coal effect electric fire, wall and pendant lights, dimmer switch, TV point.

Bedroom 1:

Sealed unit double glazed window to rear view of garden, radiator, coving.

Bedroom 2:

Sealed unit double glazed window to front, radiator, coving.

Dining room/ bedroom 3:

Radiator, sealed unit double glazed window to side, coving.

Bathroom:

Fitted with White suite comprising panelled bath with shower mixer tap, vanity unit with inset wash basin, cupboard below, low level WC, ceramic tiled floor, tiled splashbacks, radiator, shaver socket and sealed unit double glazed window to side

Kitchen:

Fitted with a range of medium oak units at base and eye level, ceramic inset single drainer sink unit with mixer tap and glass splashback, Tricity oven, ceramic hob and Hygena extractor/filter hood, glass splashback, Bosch integrated fridge and freezer, Thorn oil fired boiler supplying hot water and central heating, Honeywell programmer, vinyl flooring, sealed unit double glazed window to rear, part glazed door to:

Conservatory:

Heat reflective roof, UPVC Sealed unit double glazed construction on a brick plinth, door to rear, TV point, radiator, ceramic tiled floor, central fan and light.

Outside:

The property is situated on a large beautifully maintained corner plot. The front garden is enclosed by a low brick wall and is laid to lawn with well stocked flower and shrub borders. Concrete driveway allowing parking leading to the single garage with power and light. Block paved path leading to the front door. Side pedestrian access leads to the Large rear garden with shaped block paved patio and concrete hard standing with oil storage tank and timber shed, large well kept lawns with flower and shrub borders, mature oak tree, gate to side, enclosed side patio area with aluminium greenhouse. The garden is enclosed with a mixture of close board, post& rail and chainlink fencing.

Services:

We understand from the vendors that mains water, electric and drainage are connected to the property.

Council Tax: Band C Mid Suffolk District Council

Broadband: Maximum available download speeds

Standard 62 Mbps

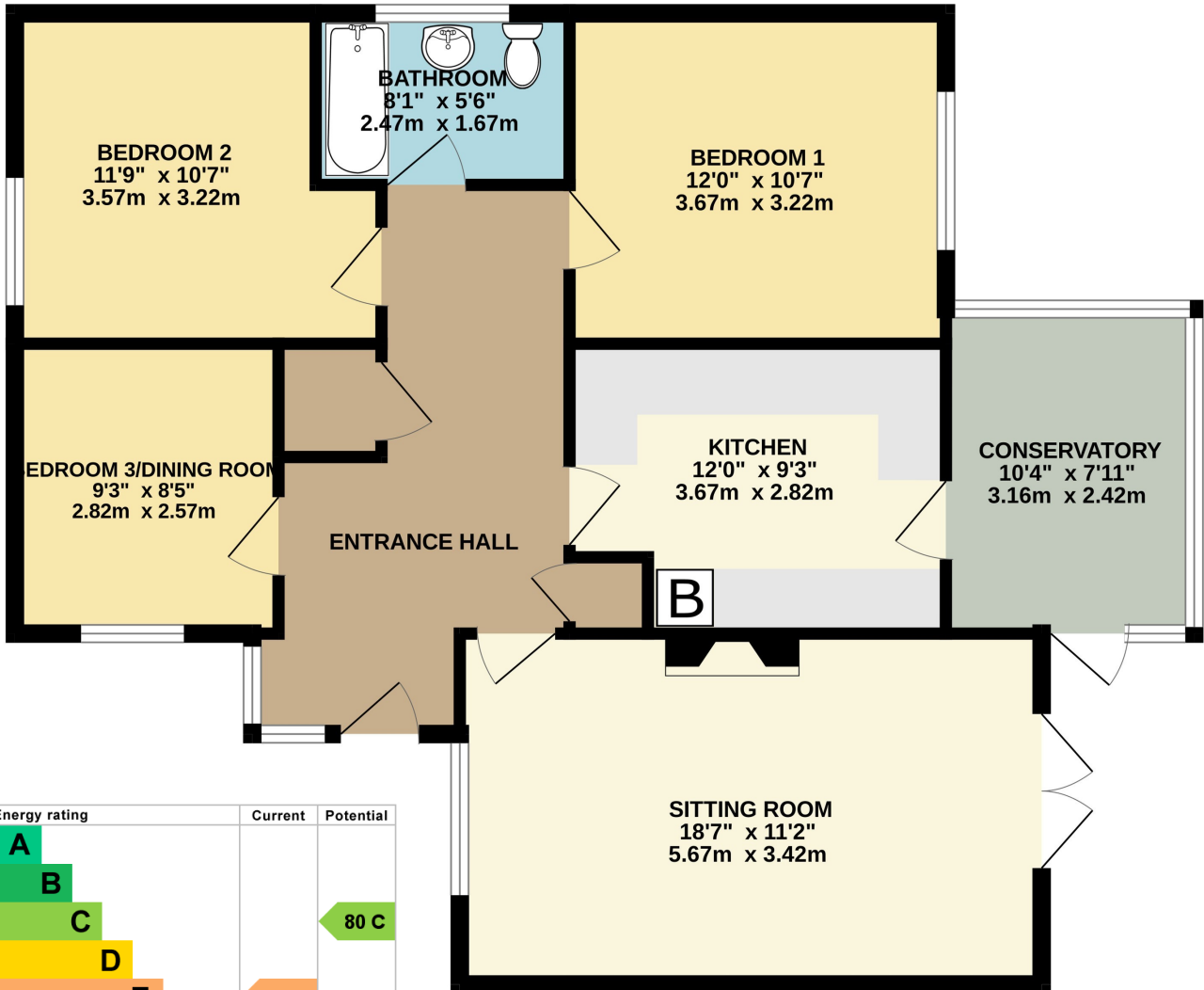
Networks available: Openreach

Information source Ofcom.org.uk



GROUND FLOOR

897 sq.ft. (83.3 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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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.

