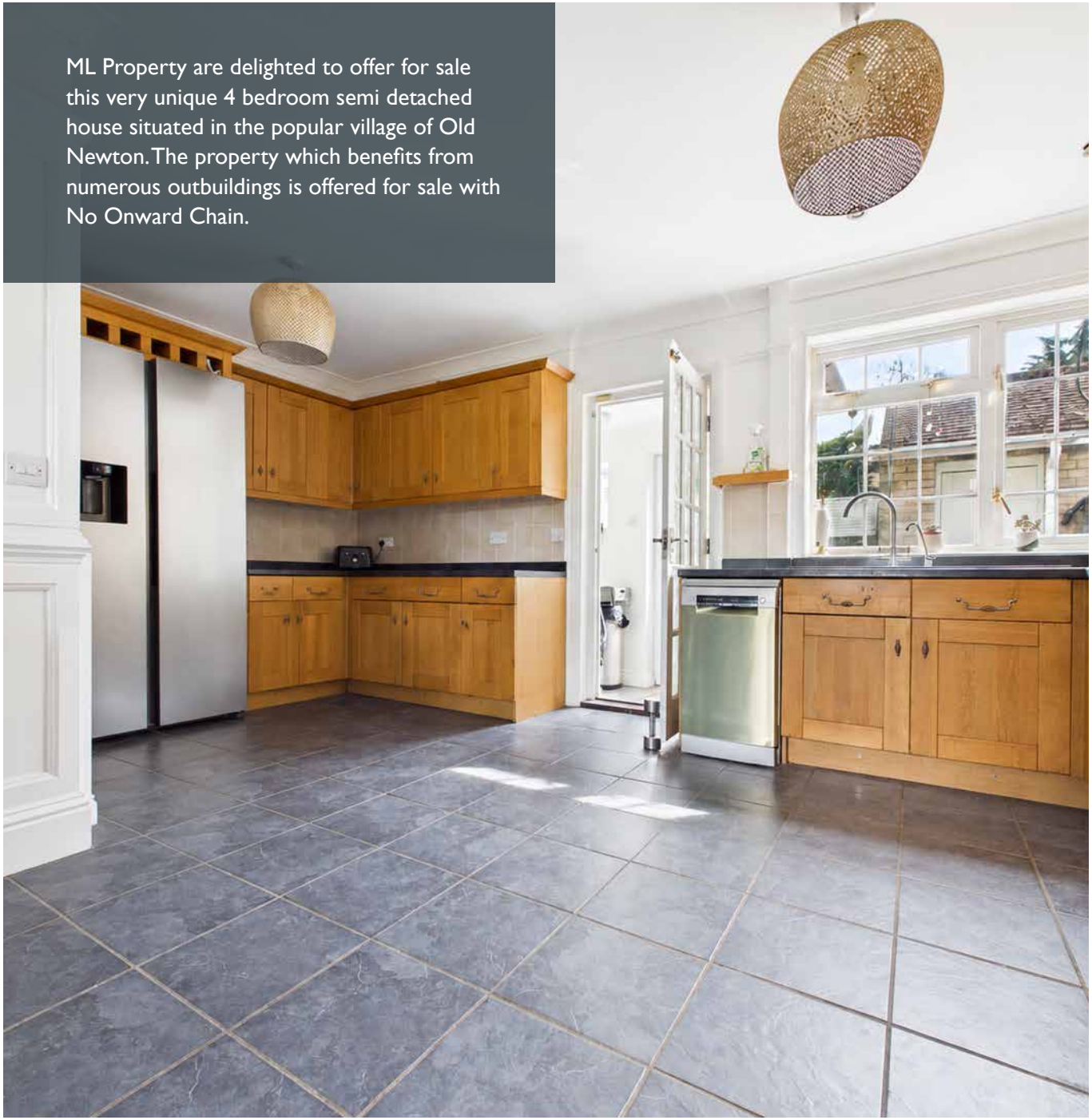


32 Chapel Road

Old Newton, Stowmarket, Suffolk IP14 4PP

PROPERTY CONSULTANTS

ML Property are delighted to offer for sale this very unique 4 bedroom semi detached house situated in the popular village of Old Newton. The property which benefits from numerous outbuildings is offered for sale with No Onward Chain.



price (OIEO)

£399,995

x4 x2 epc E

at a glance

- 4 Bedroom semi detached house
- Situated in the popular village of Old Newton
- Ample off-road parking to the front and side of the property
- Oil fired central heating and UPVC windows
- Rear garden overlooking farmland
- Three out buildings with one spanning an impressive 1200 aft (sts)
- 2 Good Size reception rooms
- Offered with No Onward Chain

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The property which as previously mentioned is very unique with the amount of outbuildings on offer, affords the following accommodation - hallway, sitting room, kitchen/breakfast room, utility room and cloakroom.













On the first floor there are 4 bedrooms and a family bathroom. The property is further enhanced by Oil fired central heating and UPVC windows.



The rear and the side of the property boasts numerous outbuildings comprising of:

Outbuilding 1 / 1194 sqft
Currently used as a Gym.

Outbuilding 2 / 154 sqft
Currently a store.

Outbuilding 3 / 230 sqft
Cabin to the rear of the boundary.



View to rear







outside

Externally the property is approached from Chapel Road offering ample off road parking to the front and side of the property with a driveway laid to shingle and concrete.

In addition to these buildings the property has areas of shingle, patio and lawn. The rear of the garden overlooks farmland.

We strongly advise a viewing of the property and grounds to really appreciate the space and external outbuildings that are on offer.

location

The village of Old Newton itself lies approximately 3 miles north of Stowmarket and is well served by a village store, Chinese restaurant, primary school, parish church and social club. The nearby town of Stowmarket is well served with many amenities and is greatly enhanced by a main line railway station link to London Liverpool Street (approximately 90 minutes).







ground floor

Porch	
Inner Hall	
Sitting Room	5.71m (18'8) x 3.65m (11'11)
Dining Room	3.33m (10'11) x 3.70m (12'1)
Kitchen	3.14m (10'3) x 5.06m (16'7)
Rear Lobby	
Utility Room	1.65m (5'5) x 2.26m (7'5)
Wet Room	

first floor

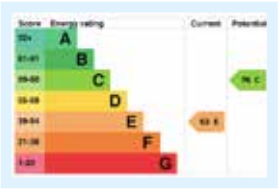
Bedroom	3.91m (12'10) x 3.65m (11'11)
Bedroom	2.72m (8'11) x 4.47m (14'7)
Bedroom	3.77m (12'4) x 1.79m (5'10)
Bedroom	1.84m (6'0) x 2.59m (8'6)
Bathroom	2.67m (8'9) x 2.35m (7'8)

services

Mains water, drainage and electricity. Heating is provided by an Oil fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band B.

Please see Material Information brochure and EPC below.





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The Property Ombudsman

PART OF THE 3 POINT PROPERTY GROUP

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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