# BUCKS
PROPERTY AGENTS

## 18 Rookery Way, Old Newton, Stowmarket, IP14 4ER

## Guide Price £280,000

- Three Bedrooms
- Kitchen/Diner
- Oil Radiator Central Heating
- Needs Modernisation
- Off Road Parking For Two Vehicles
- Detached Bungalow
- Sealed Unit Double Glazed
- Boiler Less Than 5 Years Old
- Single Garage
- Vacant Possession And No Upward Chain

3 Market Place, Stowmarket, Suffolk, IP14 1DT
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# 18 Rookery Way, Stowmarket IP14 4ER

Located in the charming village of Old Newton, Stowmarket, this delightful detached bungalow on Rookery Way offers a wonderful opportunity for those seeking a peaceful retreat with ample potential. Set on a generous corner plot, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking to downsize. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen/diner is a fantastic space for family meals and gatherings, offering a practical layout that encourages culinary creativity. The bungalow features a single garage with an up and over door, complete with power and light, ensuring convenience for storage or hobbies. Additionally, there is off-road parking for two vehicles, along with space for three more, making it an excellent choice for those with multiple cars or visitors. The rear garden is a true highlight, featuring a workshop that presents a unique opportunity for DIY enthusiasts or those in need of extra storage. While the property is in need of modernisation, it offers a blank canvas for buyers to personalise and create their dream home.

With its desirable location and ample outdoor space, this bungalow is a rare find in the market located in the tranquil village of Old Newton is Located approximately 3 miles from the market town of Stowmarket, and offers many amenities including local businesses, village shop with Post Office, takeaway, Church, and recreation centre. Whether you are looking to invest or create a family haven, this property on Rookery Way is not to be missed.

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Council Tax Band: D

### Entrance Hall
With built-in airing cupboard housing hot water tank, meter cupboard, loft access to part boarded loft with pull down ladder and radiator.

### Sitting Room
With large window to side and window to front illuminating the room with natural light, TV point, chimney breast and two radiators.

### Kitchen/Diner
With window to rear, range of high and low units, stainless steel sink and drainer, electric hob with extractor hood and fan, eye level electric double oven, plumbing for washing machine and dishwasher.

### Pantry
With window to rear.

### Bedroom One
With window to front, built-in wardrobes to one wall with sliding doors and radiator.

### Bedroom Two
With window to rear, built-in wardrobe to one wall with glass sliding doors and radiator.

### Bedroom Three
With window to front and radiator.

### Bathroom
With two windows to rear, shower cubicle, corner bath, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

### Outside
To the front of the property is a block paved driveway providing off road parking for two vehicles additionally leading to a single garage with personnel door to rear, up and over door and power and light connected, lawn, hedging and trees. To the rear of the property with access through double side gates is a rear garden comprising of lawn, shrubs, paving stones, greenhouse, brick built workshop with two windows to front and window to side, power and light connected and lean to.

## Directions

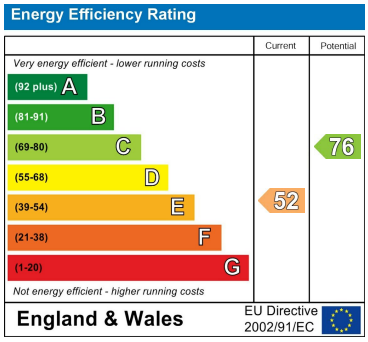
Market Place, Stowmarket IP14 1DT, UK
Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn right onto Rookery Way Destination will be on the left Arrive: Rookery Way, Old Newton, Stowmarket IP14 4ER, UK

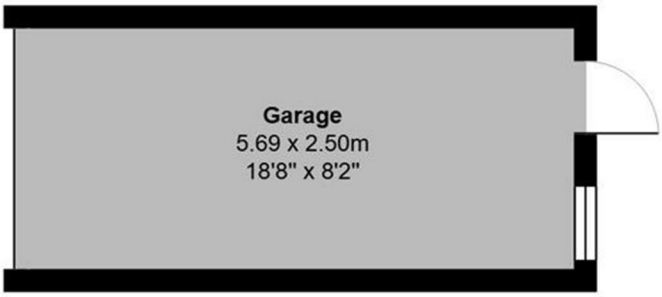
## Viewings

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

## EPC Rating:

E



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