

# BUCKS

PROPERTY AGENTS



12 Stowmarket Road, Old Newton, Stowmarket, IP14 4EE

Price £350,000

- Three Bedrooms
- Two Reception Rooms
- Oil Radiator Central Heating
- Wooden Outbuilding
- Far Reaching Views To The Rear
- Detached Bungalow
- Sealed Unit Double Glazed
- Off Road Parking For Several Vehicles
- Loft With Power And Light Connected
- Village Location

# 12 Stowmarket Road, Stowmarket IP14 4EE

Nestled in the charming village of Old Newton, Stowmarket, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. As you approach the bungalow, you will appreciate the ample off-road parking available on the driveway, accommodating up to three vehicles. This feature is particularly advantageous for families or guests, ensuring that parking is never a concern. Upon entering, you are welcomed into a warm and inviting living space that seamlessly connects to the rear garden through elegant French doors. These doors not only enhance the natural light within the home but also provide a lovely view of the far-reaching countryside beyond, creating a serene backdrop for your daily life. The rear garden is a true highlight of this property, featuring a charming wooden outbuilding equipped with power and light. This versatile space can serve as a workshop, studio, or additional storage, catering to a variety of needs. The location of this bungalow is equally appealing, situated in a tranquil area that offers a sense of community while remaining conveniently close to local amenities and transport links.

In summary, this detached bungalow on Stowmarket Road presents an excellent opportunity for those seeking a comfortable home in a picturesque setting within 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.



Council Tax Band: C



### Sitting Room

With window to rear and French doors leading to rear garden ideal for indoor/ outdoor entertaining additionally illuminating the room with natural light, TV point and radiator.

### Dining Room

With window to side, vinyl floor and radiator. With archway leading into :-

### Kitchen

With window to front, range of modern high and low units, breakfast bar, sink and drainer, matching worktops and splashbacks, tiled splashbacks, induction hob with extractor hood and fan, electric oven, built-in fridge freezer, plumbing for washing machine, boiler on the wall, tiled floor and full length radiator.

### Hallway

With loft access to insulated loft with loft ladder and power and light connected and vinyl floor.

### Bedroom One

With window to rear and radiator.

### Bedroom Two

With window to front, built-in wardrobes and radiator.

### Bedroom Three

With window to rear, shelved airing cupboard housing hot water tank and radiator.

### Bathroom

With window to front, corner shower cubicle, jacuzzi bath with mixer tap and shower attachment, low level W/C, basin in vanity unit, extensively tiled walls and heated towel rail.

### Outside

To the front of the property is a block paved driveway providing off road parking for several vehicles. To the rear of the property with access through side gate is a rear garden comprising of patio area ideal for outside entertaining, lawns, shingle pathway, two sheds, wooden outbuildings currently used as a bar, far reaching views to rear and for privacy and seclusion is fenced all around.



## Directions

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

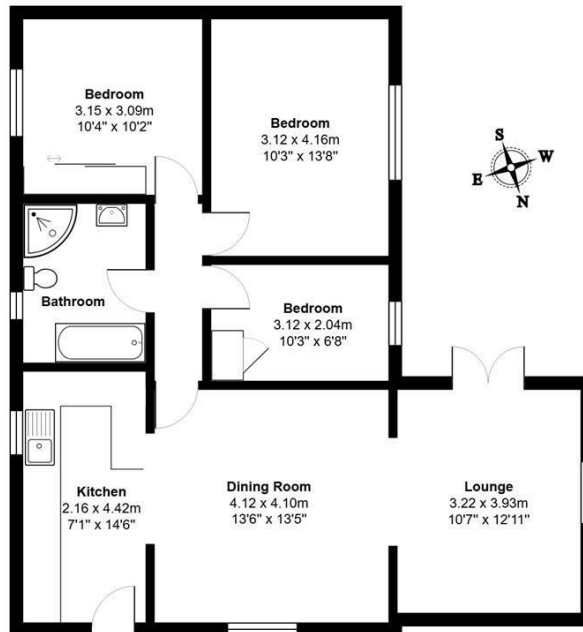
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 81.6 m<sup>2</sup> ... 878 ft<sup>2</sup>