

# BUCKS

PROPERTY AGENTS



29 Falconer Avenue, Old Newton, Stowmarket, IP14 4JP

Price £235,000

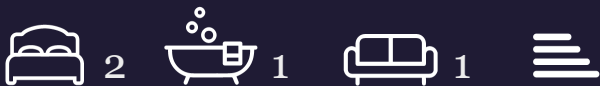
- Two Bedrooms
- Conservatory
- Shower Room
- Oil Radiator Central Heating
- No Upward Chain
- Semi-Detached House
- Utility Room
- Sealed Unit Double Glazed
- Off Road Parking For Three Vehicles
- Village Location



# 29 Falconer Avenue, Stowmarket IP14 4JP

Welcome to the charming village of Old Newton, Stowmarket, this delightful redecorated throughout semi-detached house on Falconer Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. 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, a true highlight of the home, leads seamlessly into a bright conservatory, creating an ideal space for dining or enjoying the garden views throughout the seasons. The utility room adds practicality, ensuring that everyday chores are easily managed. The property features a modern shower room, designed for both style and functionality. Outside, you will find off-road parking for up to three vehicles, a valuable asset in this tranquil village setting. This house offers no upward chain, providing you with the flexibility to move in hassle free.

Living in Old Newton means enjoying a close-knit community where this semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful environment with the convenience 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 settle down or invest, this property presents an excellent opportunity in a sought-after location.



Council Tax Band: B



### Entrance Porch

With laminate floor.

### Entrance Hall

With stairs leading to first floor, understairs storage area and radiator.

### Sitting Room

With windows to front and rear filling the room with natural light, open fireplace with wood burner, TV point, built-in cupboard and two radiators.

### Kitchen

With range of white gloss high and low units, sink and drainer, tiled splashbacks, induction hob with extractor fan, eye level double oven, space for fridge freezer, integrated dishwasher and vinyl tiled floor.

### Conservatory

With windows all around and French doors leading to rear, laminate floor and radiator.

### Utility

With window to front and side, stainless steel sink and drainer, tiled splashbacks, plumbing for washing machine, boiler and laminate floor.

### First Floor Landing

With window to front and radiator.

### Bedroom One

With windows to front and rear, fitted wardrobe, built-in shelved airing cupboard and radiator.

### Bedroom Two

With window to side, laminate floor and radiator.

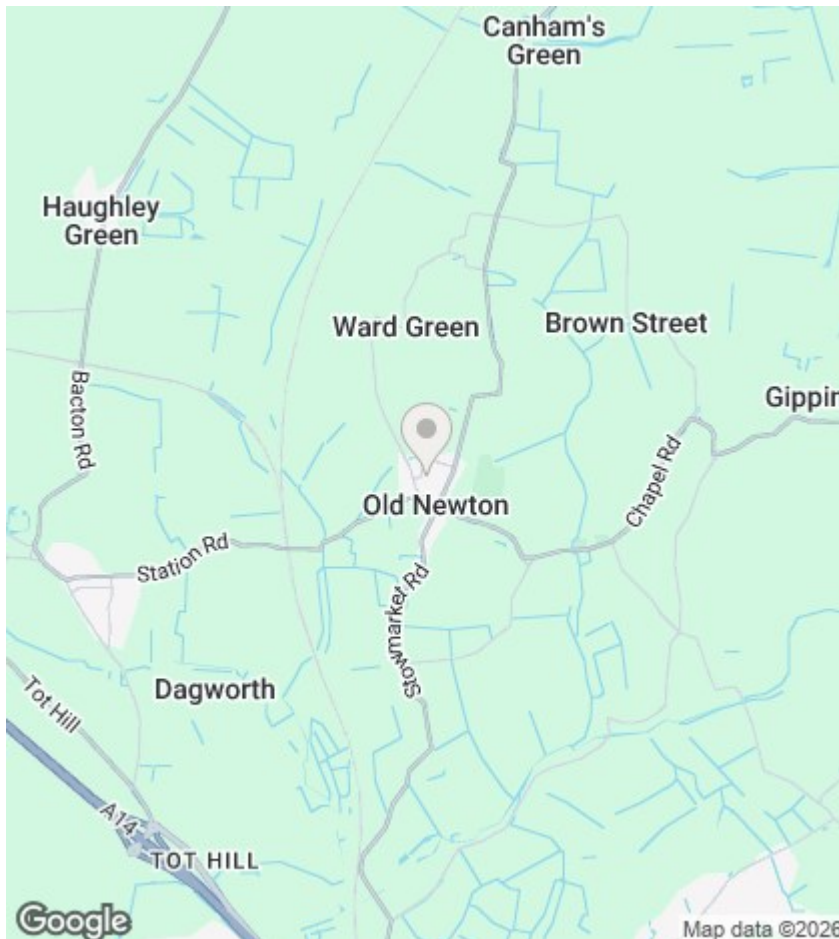
### Shower Room

With window to side, walk in shower, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property is a hard standing driveway providing off road parking for three vehicles and block wall. To the rear of the property with access through a side gate is a rear garden comprising of raised decking area with cover ideal for outside entertaining, shed, lawn, hard standing area, raised shrub borders, shrubs and trees and for privacy and seclusion is fenced all around.





## Directions

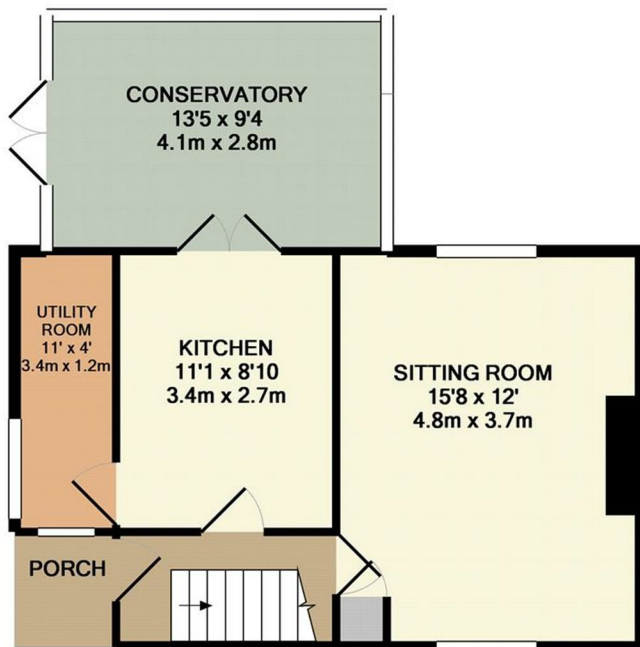
Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn left onto Falconer Ave Destination will be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

## Viewings

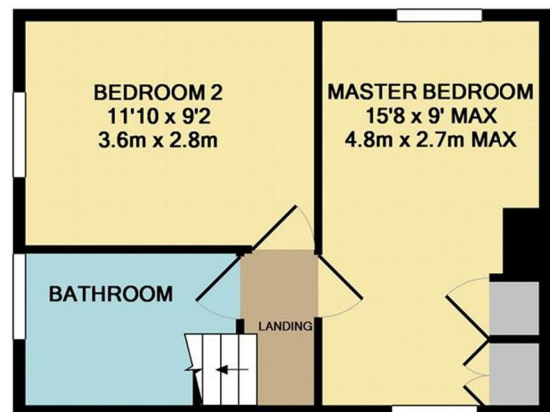
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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