



**Highland Cottages, Church Road, Old Newton,  
STOWMARKET, IP14 4ED**

**welcome to**

## **Highland Cottages, Church Road, Old Newton, STOWMARKET**

This delightful 3-bed semi-detached house, built in the early 2000s, offers good-sized living & sleeping areas, downstairs cloakroom, an enclosed garden with lawn & patio areas & off street parking for two cars. Viewings are highly recommended. Call to view now!

### **Accommodation**

#### **Entrance Hall**

The property is entered through a part glazed front door with stairs to first floor, coved ceiling, spotlights, radiator and ceramic tiled flooring.

#### **Kitchen**

9' 5" x 11' 4" ( 2.87m x 3.45m )

Window to front, open to lounge, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap including boiling water function, electric oven with hob and extractor over, integrated fridge freezer, dishwasher, part tiled walls, coved ceiling, spotlights and ceramic tiled flooring.

#### **Downstairs Cloakroom**

Frosted window to side, fitted with a low level wc, wall mounted sink, part tiled walls, spotlights, extractor, heated towel rail, space for washing machine with rolled edge work surface over and ceramic tiled flooring.

#### **Lounge**

14' 7" max x 16' 4" max ( 4.45m max x 4.98m max )

French doors and window to rear, coved ceiling, spotlights, two radiators, tv point, built in cupboard.

#### **First Floor Landing**

Frosted window to side, airing cupboard and carpet.

#### **Bedroom One**

9' 6" x 12' 3" ( 2.90m x 3.73m )

Window to rear, radiator and carpet.

#### **En Suite**

Fitted with a shower cubicle, pedestal hand wash basin with mixer tap, low level wc, spotlights, extractor, shavers socket, part tiled walls, heated towel rail and vinyl flooring.

#### **Bedroom Two**

11' 2" x 9' 5" ( 3.40m x 2.87m )

Window to front, access to loft, radiator and carpet.

#### **Bedroom Three**

6' 5" x 9' ( 1.96m x 2.74m )

Window to rear, radiator and carpet.

#### **Family Bathroom**

Window to front, fitted with a suite comprising a panelled bath with mixer spray and shower attachment over, pedestal hand wash basin, low level wc, spotlights, extractor, heated towel rail, part tiled walls, shavers socket and vinyl flooring.

#### **Outside**

##### **Front Garden**

Parking for two cars/block paved.

##### **Rear Garden**

Fence enclosed with patio and lawn areas, two timber sheds and flower and shrubbery borders.



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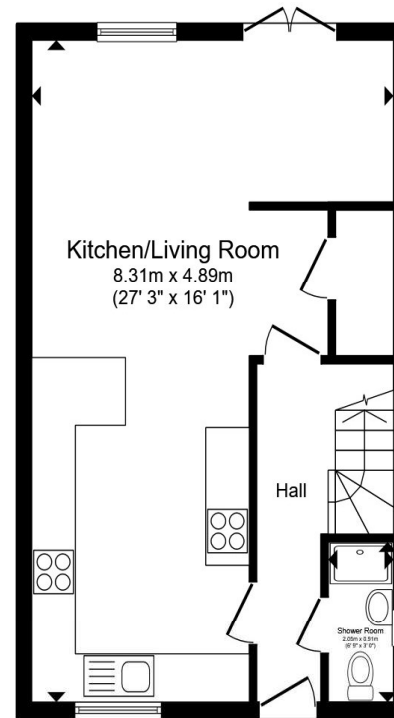
## Highland Cottages, Church Road, Old Newton, STOWMARKET

- Semi-detached home on Church Road, Old Newton
- Three well-proportioned bedrooms
- Two bathrooms
- Open planned kitchen/living room
- Generous rear garden

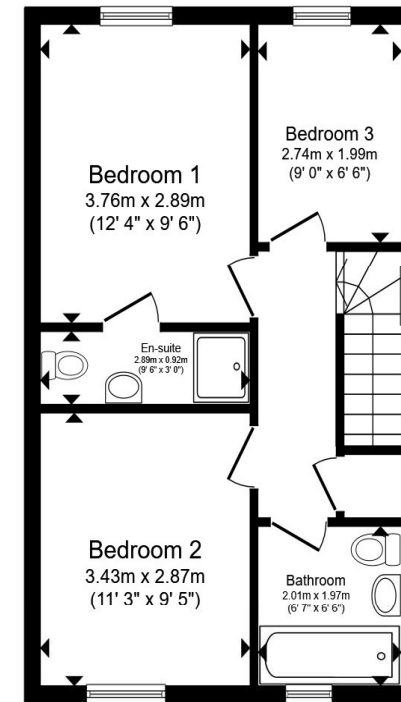
Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£260,000**



Ground Floor



First Floor

Total floor area 82.8 m<sup>2</sup> (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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