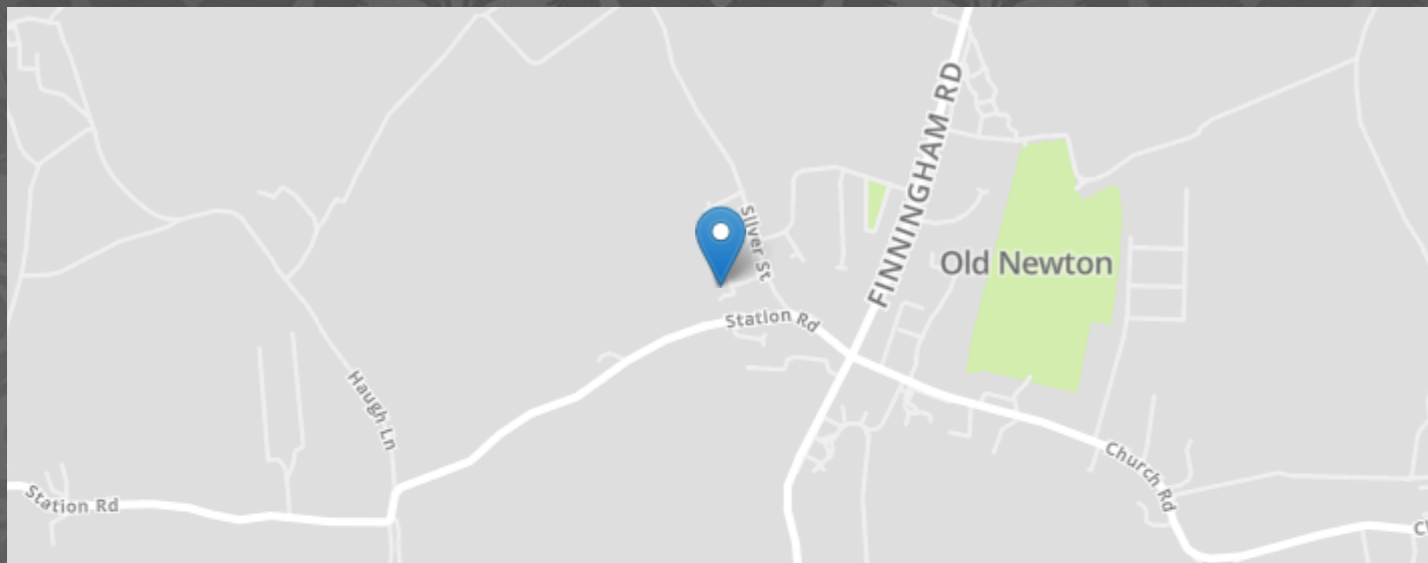


Trafford Close, Old Newton, Stowmarket



- DETACHED HOUSE
- LOUNGE
- FITTED KITCHEN
- CLOAKROOM
- VIEWS OVER FARMLAND TO THE REAR
- THREE DOUBLE BEDROOMS
- DINING AREA
- STUDY
- GARAGE & OFF ROAD PARKING
- VIEWING HIGHLY ADVISED!!!

MARKS & MANN

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MARKS & MANN



Trafford Close, Old Newton, Stowmarket

This extended, detached, three double bedroom family home is situated in the popular picturesque village of Old Newton, with its village store/post office, primary school and only 2.8 miles to Stowmarket Train Station with direct services to London Liverpool Street and Cambridge and equal distance to the A14. The property is located in a quiet Cul-de-Sac with the rear garden having views over open countryside. The accommodation comprises of entrance Hall, Ground floor cloakroom, fitted kitchen, Dining room, Lounge, Study, Utility room, 3 Double bedrooms and family bathroom. To the front, the property has a driveway to a single garage with off road parking for several vehicles.

VIEWING HIGHLY RECOMMENDED

£350,000 Offers in Excess of

Trafford Close, Old Newton, Stowmarket

Front

Mostly laid to lawn with flowers and shrubs, Path leading to storm porch, Drive way, Outside tap, Side gate, Path leading to rear garden.

Entrance Hall

Double glazed window to front, Stairs to first floor, Under stairs storage, Coving, Radiator.

Cloakroom

Double glazed window to side, Low level W.C. Vanity unit and basin, Chrome heated towel rail, Tiled flooring, Coving.

Lounge

3.47m x 5.35m (11' 5" x 17' 7") Double glazed window to front, Ultra fast broadband connection point, Coving, Radiator.

Dining Room

3.44m x 4.26m (11' 3" x 14' 0") Double glazed window to side, Double glazed patio door to rear, Coving, Radiator

Kitchen

2.81m x 4.35m (9' 3" x 14' 3") Double glazed window to rear, Range of wall and floor mounted units with cupboards and drawers. Lighting under wall units, Larder pull out draw, 1 1/2 sink and drainer with mixer tap over. Laminate work surface. Electric hob with extractor hood over. Integrated oven and microwave, Karndean flooring, splash back to hob and sink area, Integrated fridge, Integrated fridge/freezer, Integrated slim line dishwasher, Spot lights, Coving, Radiator.

Study

2.12m x 2.41m (6' 11" x 7' 11") Double glazed window to front, Karndean flooring, Coving, Radiator.

Utility Room

2.12m x 2.41m (6' 11" x 7' 11") double glazed window to rear, Karndean flooring, sink with drainer, plumbing for washing machine and fitted floor and wall units. Coving. wall hung condensing oil fired boiler, Radiator.

Landing

Double glazed window to front, Loft access, Airing cupboard. Coving.

Bedroom One

3.36m x 4.14m (11' 0" x 13' 7") Double glazed window to rear, Built in wardrobes, Coving, Radiator.

Bedroom Two

2.85m x 3.69m (9' 4" x 12' 1") Double glazed window to rear, Coving, Radiator.

Bedroom Three

2.81m x 3.53m (9' 3" x 11' 7") Double glazed window to front, Built in wardrobes, Coving, Radiator.

Bathroom

Double glazed window to side, Pedestal hand wash basin, Low level W.C. Bath, Shower cubicle, Heated towel rail, Part tiled, Coving, Extractor fan.

Rear Garden

Overlooks open countryside, Mostly laid to lawn, Flowers/shrubs/trees, Patio area, Seating area with pergola, Outside lighting, Summer house, Shed, Outside plug socket, Side gate and path to front.

Garage

Double glazed window to rear, Electric roller door, Power and light connected, personnel door to side.

Trafford Close, Old Newton, Stowmarket

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Money Laundering Regulations

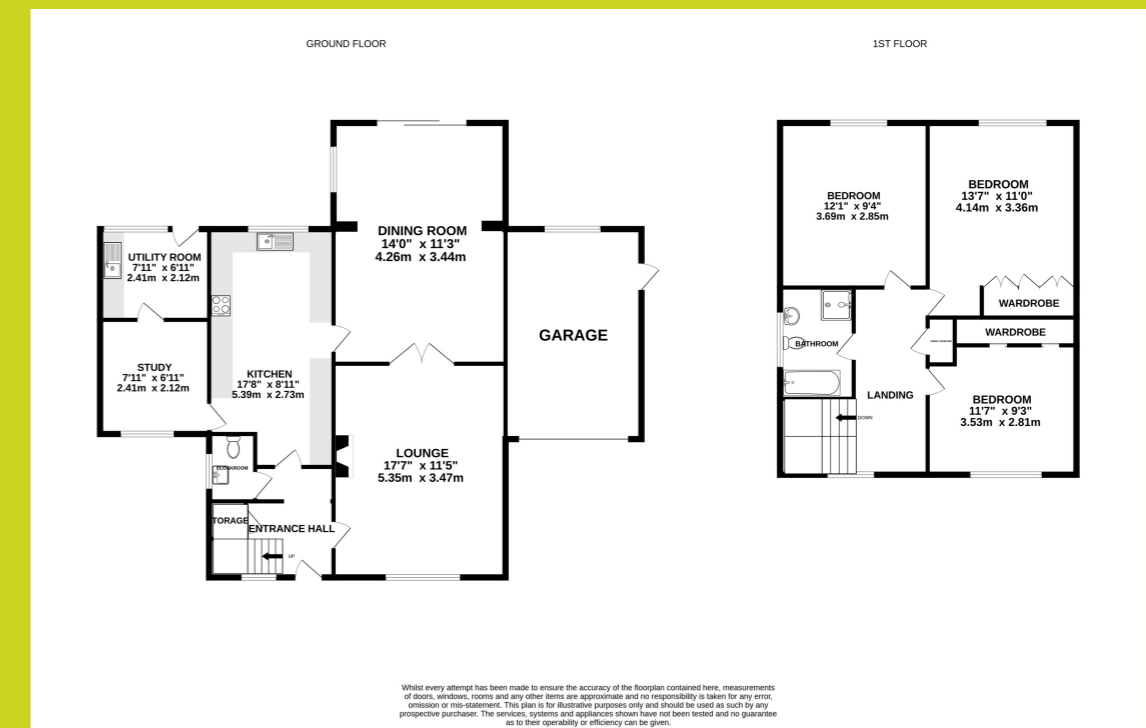
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council Tax Band

At the time of instruction the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.

