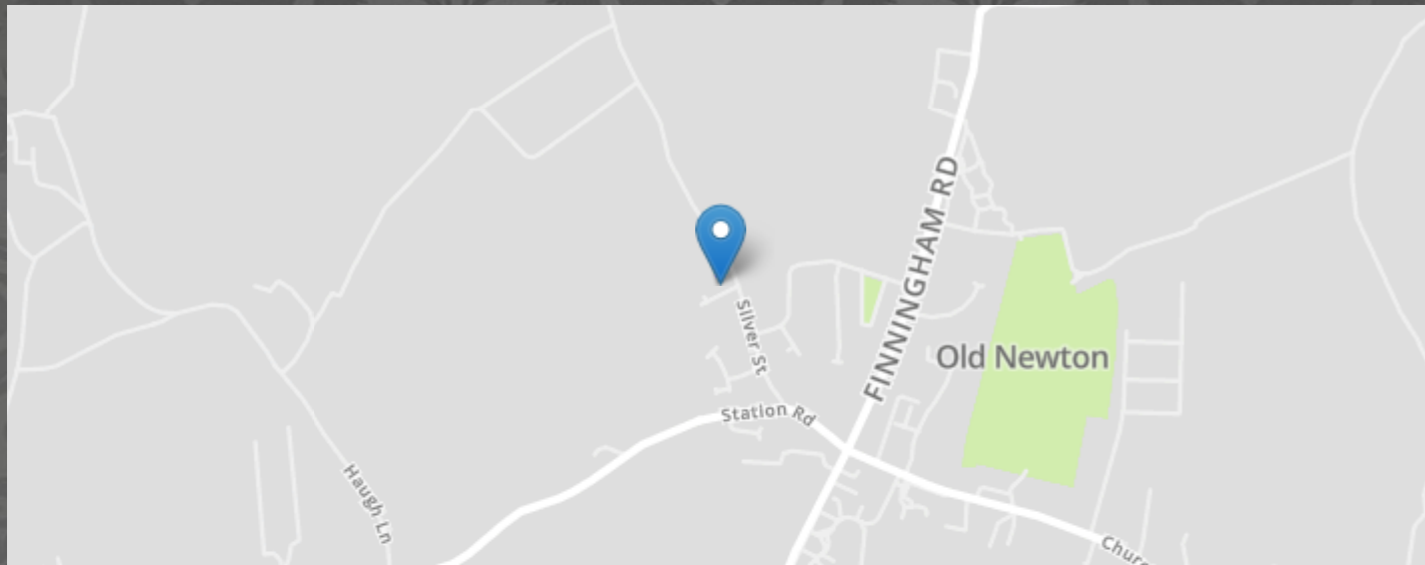


Silver Street, Old Newton, Stowmarket



- FOUR BEDROOM DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- ACCESS TO A14 AND A12
- DETACHED GARAGE

- SOUTH WEST FACING LANDSCAPED REAR GARDEN
- CLOSE TO STOWMARKET HIGH SCHOOL
- DOUBLE GLAZING THROUGHOUT
- CORNER PLOT

MARKS & MANN



### Silver Street, Old Newton, Stowmarket

Offered for sale is this DETACHED FOUR BEDROOM property with OFF ROAD PARKING and a SOUTH WEST facing rear garden. The home comprises of a spacious living room, separate dining room, modern kitchen with matching utility room, home office, four bedrooms, en-suite to the principle bedroom and a family bathroom.

MARKS & MANN

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**£450,000 Offers in Excess of**

# Silver Street, Old Newton, Stowmarket

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## GROUND FLOOR

### Hallway

Plastered ceiling, overhead lighting, understairs storage area, radiator and tile effect flooring.

### W/C

Plastered ceiling, overhead lighting, rear aspect UPVC double glazed obscured window and tile effect flooring.

### Living Room

6.41m x 3.32m (21' 0" x 10' 11")  
Skimmed ceiling, wall lighting, front aspect UPVC double glazed window, rear aspect UPVC double glazed French doors, radiator and carpeted flooring.

### Dining Room

3.34m x 2.86m (10' 11" x 9' 5")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.

### Kitchen

3.49m x 2.93m (11' 5" x 9' 7")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, electric double oven, induction hob, extraction unit and dishwasher.

### Utility Room

3.19m x 2.77m (10' 6" x 9' 1")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed door, radiator and wood effect flooring. Utility room has matching units with the kitchen with integrated sink-drainer and fridge freezer as well as space for a washing machine and tumble dryer.

### Office

3.19m x 2.62m (10' 6" x 8' 7")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.

## FIRST FLOOR

### Landing

Plastered ceiling, overhead lighting, loft access hatch, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Hallway

Plastered ceiling, wall lighting, fitted wardrobes and carpeted flooring.

### Bedroom One

5.51m x 3.19m (18' 1" x 10' 6")  
Plastered ceiling, overhead lighting, front and rear aspect UPVC double glazed window, radiator and carpeted flooring.

### En-Suite

2.88m x 1.65m (9' 5" x 5' 5")  
Three piece shower room with plastered ceiling, spotlighting, rear aspect UPVC double glazed obscured window, radiator, storage cupboard and laminate flooring.

### Bedroom Two

3.40m x 3.32m (11' 2" x 10' 11")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Three

3.35m x 2.90m (11' 0" x 9' 6")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Four

2.89m x 2.23m (9' 6" x 7' 4")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### Bathroom

2.88m x 1.66m (9' 5" x 5' 5")  
Three piece family bathroom with plastered ceiling, spotlighting, rear aspect obscured window, heated towel rack, under sink storage and tile effect flooring.

## OUTSIDE

### Front Garden

mostly laid to lawn with flowerbeds, shrubs and a path leading to the front door.

### Rear Garden

South West facing enclosed rear garden with a patio area, pergola, oil tank and the rest laid to lawn with side access via a garden gate.

### Garage

5.52m x 3.01m (18' 1" x 9' 11")  
Single garage with vaulted ceiling, rafters, up and over front door, concrete floor, electricity and lighting.

### Driveway

Parking space for two vehicles on the drive.

## ADDITIONAL INFORMATION

### Important information

Tenure - Freehold  
Services - We understand that mains, electricity, water and drainage are connected to the property, with oil fired heating.  
Council Tax Band - E  
EPC Rating - D  
Our Ref: SM

### Location

The village of Old Newton offers a local convenience store, sports and social club and is also on a bus route to Stowmarket and other local towns within the vicinity. The busy town of Stowmarket is around 3 miles away and offers a main train line link to London Liverpool Street, and benefits from a wide range of larger amenities and facilities.

### Directions

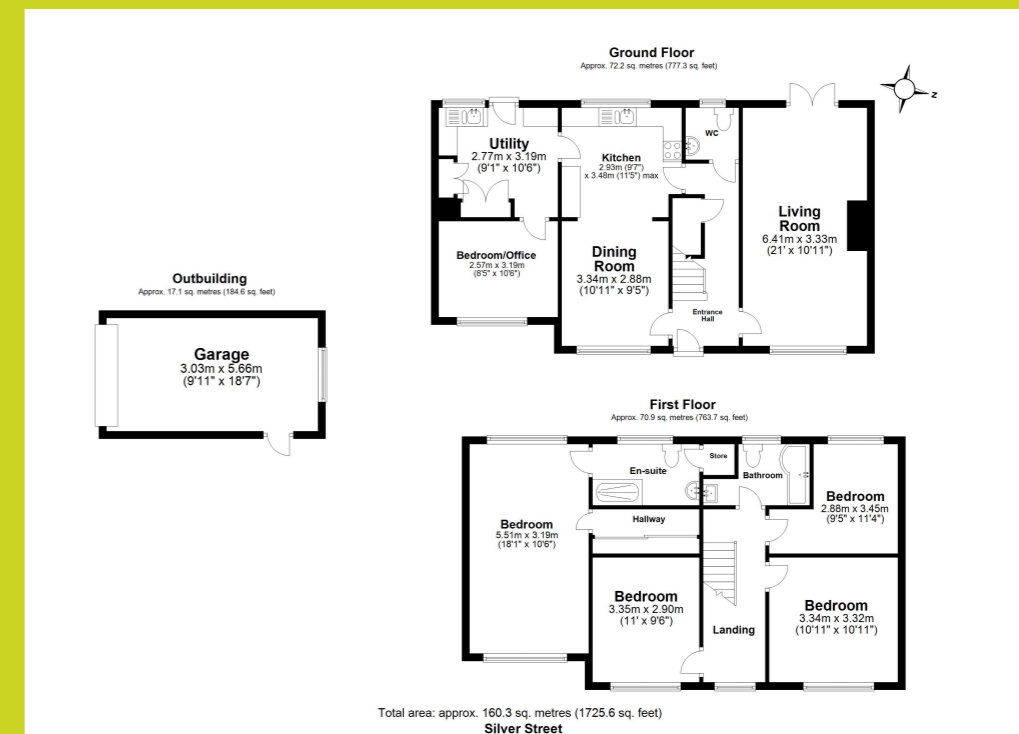
Using a Satnav, please use IP14 4HF as the point of destination.

## 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.

## Anti 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.



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

