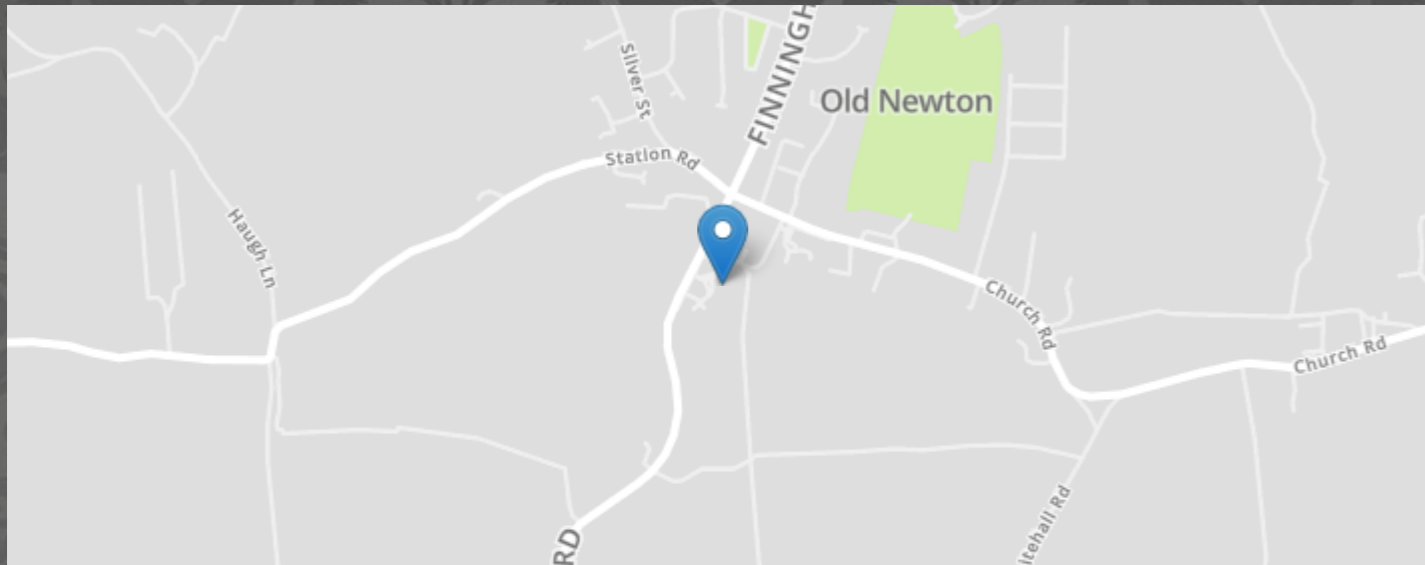


Greenacres, Old Newton, Stowmarket



- **\*\* NO ONWARD CHAIN \*\***
- **WALKING DISTANCE TO AMENITIES**
- **FIRST FLOOR BATHROOM**
- **KITCHEN / DINER**
- **LANDSCAPED REAR GARDEN**

- **POPULAR VILLAGE OF OLD NEWTON**
- **THREE BEDROOMS**
- **LOG BURNER IN LIVING ROOM**
- **CONSERVATORY**
- **OFF ROAD PARKING FOR MULTIPLE VEHICLES**

**MARKS & MANN**

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



## Greenacres, Old Newton, Stowmarket

**\*\* NO ONWARD CHAIN!! \*\***

Situated in the popular village of Old Newton is this well presented semi-detached home. The property offers a sizeable living room with log burner, a kitchen/ diner and conservatory, to the first floor there are three bedrooms and the main bathroom. Bedroom one benefits from built in storage with a fitted wardrobe and cupboard. The property benefits from solid oak doors and energy efficient infrared radiators. The rear garden has been well maintained and is mainly laid to lawn with patio areas. There is ample off road parking to the side of the property on the private driveway. The property also benefits from double glazed windows and doors.

The property is within walking distance of local amenities such as the village convenience store and post office. The property also has a number of public footpaths within easy reach ideal for exploring the Suffolk countryside. The village of Old Newton is approximately 2.5 miles from Stowmarket offering a range of superstores, eateries and direct rail line links to London Liverpool Street.

**£250,000 Guide Price**



# Greenacres, Old Newton, Stowmarket

# Greenacres, Old Newton, Stowmarket

## Front

The front garden is mainly laid to lawn with a variety of mature plants and shrubs. There is a driveway to the side of the property and a path leading to the front door.

## Living Room

3.83m x 3.37m (12' 7" x 11' 1")  
Double glazed bay window to front. Log burner. Infrared radiator. Coving. Stairs to first floor. Door to:

## Kitchen/ Diner

4.34m x 3.04m (14' 3" x 10' 0")  
Double glazed window and door opening to the conservatory. Range of wall and floor mounted units. Laminate worksurface. Part tiled walls. Space for washing machine, dishwasher and fridge/freezer. Space for cooker. Extractor hood. Infrared radiator. Fuse box. Pantry cupboard with shelving. Laminate flooring.

## Conservatory

3.50m x 2.24m (11' 6" x 7' 4")  
Double glazed windows to side and rear. Double glazed door to side opening to the rear garden. Vinyl flooring. Multiple electric sockets.

## First Floor

### Bedroom One

3.42m x 2.73m (11' 3" x 8' 11")  
Two double glazed windows to front. Built in wardrobe with solid oak doors. Built in cupboard with solid oak door. Infrared radiator.

### Bedroom Two

2.33m x 2.26m (7' 8" x 7' 5")  
Double glazed window to rear. Infrared radiator.

### Bedroom Three

2.49m x 1.98m (8' 2" x 6' 6")  
Double glazed window to rear. Infrared radiator.

## Bathroom

Double glazed window to side. Low level W.C. Pedestal wash basin. Bath with shower attachment over. Part tiled walls. Laminate flooring.

## Rear Garden

The rear garden is enclosed by wooden fencing and is mainly laid to lawn with a mature flower bed wrapping round the edge of the garden. There are a number of patio areas suitable for outdoor entertaining.

## Parking

The property benefits from a large driveway to the side of the property providing off road parking for a number of vehicles.

## 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Money Laundering Regulations

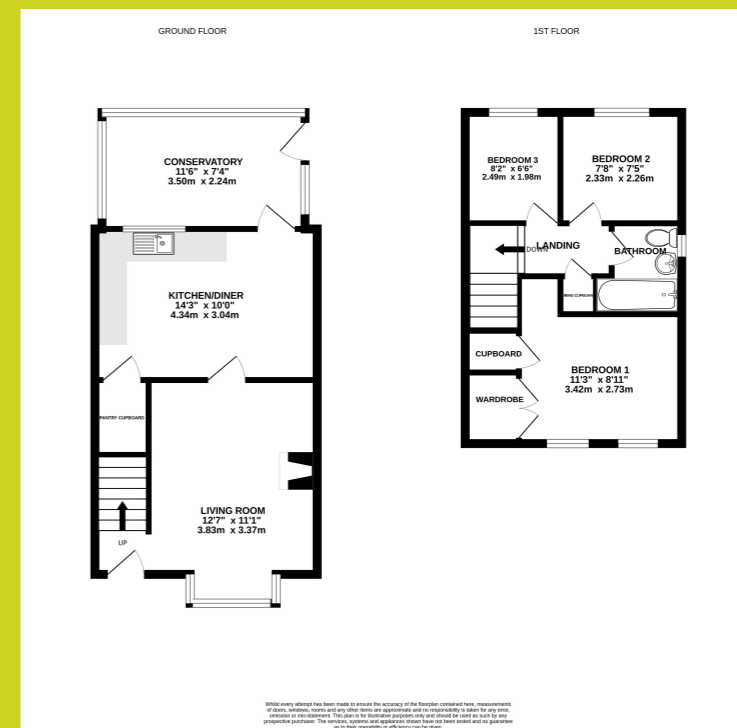
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Council tax band:

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	