

# BUCKS

PROPERTY AGENTS



46a Falconer Avenue, Old Newton, Stowmarket, IP14 4JP

Offers Over £425,000

- Detached Bungalow
- En Suite and Dressing Room
- Spacious Open Plan Living
- Village Location
- Low Maintenance Courtyard Garden
- Four Bedrooms
- Shower Room
- Modern & Immaculately Presented
- Home Office/Studio
- Off Road Parking For Three Vehicles

# 46a Falconer Avenue, Stowmarket IP14 4JP

Nestled in the charming village of Old Newton, Stowmarket, this delightful detached bungalow on Falconer Avenue offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with a dressing room and en-suite bathroom, this property is ideal for families or those seeking a serene retreat. The heart of the home is a generous kitchen/diner, perfect for entertaining or enjoying family meals. The inviting sitting room features bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped rear garden, allowing for an abundance of natural light and a wonderful flow for outdoor living. In addition to the main living areas, the property boasts a charming garden room, providing a versatile space that can be used as a study, playroom, or simply a peaceful spot to unwind. With two well-appointed bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly. Parking is a breeze with off-road space for up to three vehicles, making this home not only practical but also highly desirable. The tranquil setting of Old Newton offers a friendly community atmosphere while still being conveniently located for access to local amenities and transport links.

This bungalow is a rare find, combining modern features with a warm, welcoming feel. It is an excellent opportunity for anyone looking to settle in a peaceful yet accessible location within the tranquil village of Old Newton. 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.. Don't miss your chance to make this lovely property your new home.



Council Tax Band: B



### Entrance Porch:

With window to side, tiled floor, radiator and built in cupboard with integrated washing machine.

## OPEN PLAN LIVING ACCOMMODATION

### Kitchen/Diner:

20'9 x 11'2

With two windows to side, range of modern high and low level units, matching worktops and splashbacks, stainless steel sink and drainer with boiling water tap. Central island with integrated NEFF induction hob with extractor hood and ample storage. Built in fridge freezer, wine fridge, oven and microwave at eye level and water softener. Karndean flooring, under cupboard lighting and radiator.

### Sitting Room:

19'1 x 11'5

With bifold door leading to the courtyard garden creating open space living with natural light, karndean flooring, TV point, full length radiator and loft access.

### Bedroom One:

11'1 x 10'

With window to front, full length radiator and dressing room (8'6 x 6') leading to:-

### En Suite:

With window to rear, walk in shower, pedestal basin, low level WC, airing cupboard that houses the combi boiler, tiled floor and extensively tiled walls.

### Bedroom Two:

11'1 x 10'

With window to rear, karndean flooring and radiator.

### Bedroom Three:

11'8 x 6'9

With window to rear, karndean flooring and radiator.

### Bedroom Four/Home Office:

8'2 x 7'2

With window to front, karndean flooring and radiator.

### Shower Room:

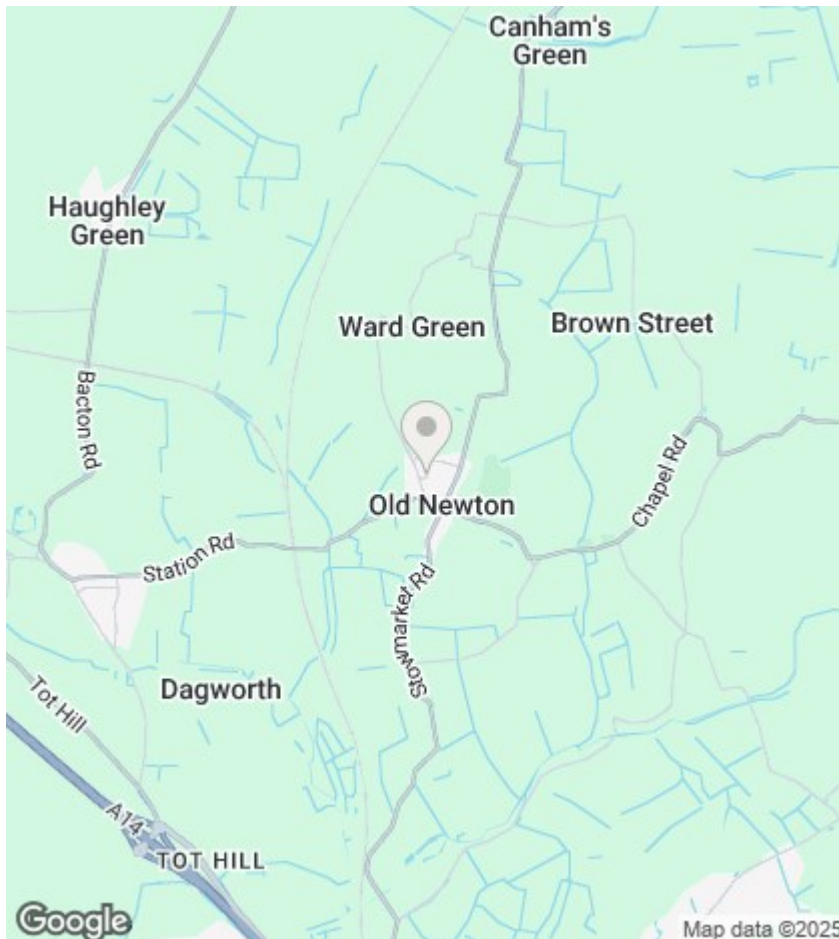
With fully tiled walls and floor, double shower, low level WC, pedestal basin and heated towel rail.

### Outside:

To the front of the property is block paving providing off road parking for three vehicles. A side gate leads to the rear garden that is a courtyard style with raised bed, wooden bin storage and garden bar. For privacy and seclusion the garden is surrounded by fencing.

### Garden Room:

A versatile room that can be used as a home office or studio with patio doors, power and light connected.



## Directions

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

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Floor Plan**



**Outbuilding**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.