



Northfield Road

Onehouse

Asking Price £255,000

LACY SCOTT  
& KNIGHT

est. 1869

## 30 Northfield Road

Onehouse | Stowmarket | IP14 3HG

Stowmarket 2 miles, Bury St Edmunds 12 miles, Ipswich 15 miles

3 bedroom semi detached family home which offers a good level of accommodation within its own corner plot which also offers garaging and ample off street parking and is within easy access of Stowmarket Town Centre.

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Conservatory | 3 Bedrooms | Family Bathroom | Gardens To Both Front & Rear | Garaging With Off Street Parking | UPVC Double-glazed Windows | Gas Fired Central Heating (Approx One Year Old Boiler)

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From the entrance hall, there are doorways into the kitchen/breakfast room and also to the sitting room which features a real flame gas fire and also benefits from double aspect, including a large picture window to front. The kitchen/breakfast room benefits from a range of wall, base and drawer units, including 1½ bowl sink unit with mixer taps and splashback tiling, with plumbing for washing machine and dishwasher, as well as a location for cooker with extractor hood and Baxi gas fired boiler which is approximately 1 year old. Leading off from the breakfast area there are doors to the conservatory, with the conservatory offering a large expanse of glass which overlooks the rear garden, as well as double and single doors which open out onto the rear garden.

At first floor level there can be found three bedrooms, all of which are of good proportions, with the principal also featuring double door built-in wardrobes and further cupboard housing hot water tank. Whilst the shower room comprises double width shower cubicle, pedestal wash handbasin, low flush wc and half tiled walls.



### Outside

To the front of the property there are lawned gardens, as well as a pathway leading to the main front entrance, plus gated access, which in turn leads into the rear lawned garden which is mainly enclosed by a mixture of fence and box hedge surround. Beyond the box hedge, there can also be found a single detached garage with light and power, as well as parking for two vehicles.

Overall, the property is considered to be in a good condition, benefitting as it does from both double-glazed window units and a gas central heating system, but still offers the opportunity for the incoming purchaser to update both the kitchen and bathroom to their own taste and which still has the added advantage of parking, as well as garaging and being a corner plot

the potential for further enlargement. Therefore, given the above we would recommend an early inspection to void disappointment.

### Location

Onehouse is a quiet rural village and has the advantage of being on the west side of Stowmarket for schools and the Sports Centre and is located approximately 3 miles from the A14 dual carriageway.

### Services

Mains water, electricity and drainage. Gas/oil fired central heating.

**Local Authority**

Mid Suffolk District Council - Council Tax Band C.

**Tenure**

Freehold.

**Broadband Speed**

Superfast Predicted speeds of 74Mbps (source Ofcom).

**Mobile Coverage**

Likely (source Ofcom).

**Directions**

Proceed westwards on the Onehouse Road, following the signs into Onehouse. On reaching the centre of the village, take the turning off onto Northfield Road, as you reach a T Junction, the property can be found on the left hand side.

**what3words**

claimed.inhale.vanished.





**Plans, Areas and Schedules**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
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- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
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- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

# Northfield Road, Onehouse, Stowmarket, IP14



Approximate Area = 1121 sq ft / 104.1 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1261 sq ft / 117.1 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Lacy Scott & Knight. REF: 1151190



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(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	

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

