



2 Copperfield Way, Old Newton

Stowmarket



Minors & Brady

2 Copperfield Way

Old Newton, Stowmarket

There is something deeply reassuring about a home that simply works from the moment you step inside, where space, light and setting come together with quiet confidence. Set within a peaceful, well-kept development in the Suffolk village of Old Newton, this detached residence, built just two years ago by Keepmoat, offers modern comfort balanced with a true sense of community. With four generous double bedrooms, flexible living space for home working, a landscaped garden for unhurried afternoons, and the convenience of nearby Stowmarket, it is a turn-key home ready to evolve naturally around family life, all with the reassurance of an NHBC warranty remaining.

Agents Notes

Freehold

Managment company fee: £295 p/a

Connected to mains water, electricity and drainage.

Air source heat pump.

This property is subject to a restrictive covenant that prohibits parking commercial work vans, caravans, or boats on the driveway.



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- Vendor found an onward purchase!
- NHBC warranty remaining and an air source heat pump
- Detached residence built only two years ago by the esteemed Keepmoat, located in the Suffolk village of Old Newton
- A quiet, residential estate with beautifully maintained communal grounds, suitable for families looking for a village location within easy reach of the market town Stowmarket for essential amenities
- Turn-key condition, ready for you to move straight into and adapt to your own preferences and style
- Spacious, light-filled living room that invites relaxation and entertaining
- Open-plan kitchen/dining room that creates an effortless flow for everyday living and entertaining, with French doors that open out to the garden
- Kitchen equipped with quality cabinetry, integrated appliances, a breakfast bar unit for casual dining and a functional utility room
- Four double bedrooms offering the utmost comfort and privacy, one with a private en-suite and the remaining rooms share a modern family bathroom
- A large, landscaped garden that is privately enclosed, a driveway providing off-road parking, an EV charging point and a garage for storage options



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Location

Copperfield Way is located in the Suffolk village of Old Newton, a small, rural community set amidst gently rolling countryside, approximately 2 miles north of Stowmarket. The village provides essential amenities including a local convenience shop, a church, a village hall, and recreational facilities such as a playing field, sports club, and children's play areas, giving residents the sense of a close-knit community.

For families, education is well catered for: the village hosts Old Newton Church of England Primary School, while nearby Stowupland High School and Stowmarket High School provide secondary education options within a short drive.

Transport connections are practical for a rural location. Stowmarket railway station, about 2 miles away, offers services on the main line connecting Ipswich, London, and Norwich, and the A14 is easily accessible for journeys east and west, making commuting straightforward. Local bus routes also connect Old Newton with Stowmarket and surrounding villages.



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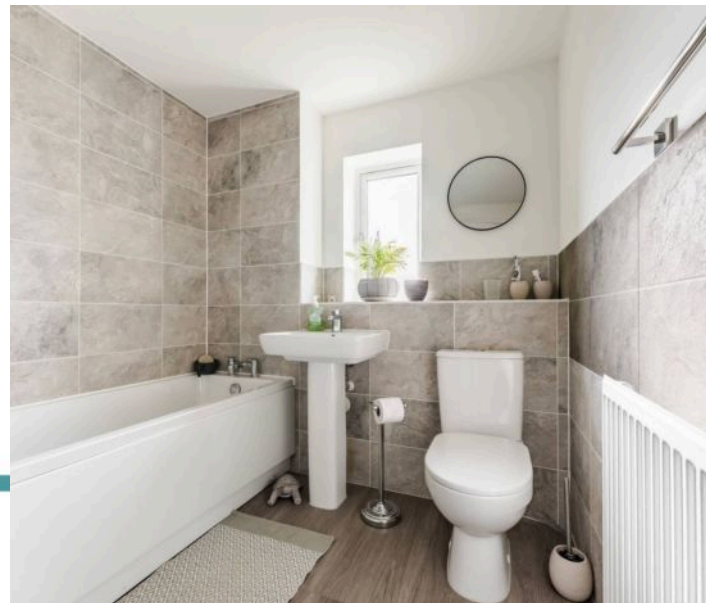
In the heart of the Suffolk countryside, within the well-kept village setting of Old Newton, this handsome detached residence offers the ease of modern construction with the calm of a rural address.

Built just two years ago by the esteemed Keepmoat, the property sits within a quiet residential estate known for its beautifully maintained communal grounds, an ideal backdrop for families seeking village life while remaining within comfortable reach of the market town of Stowmarket for everyday amenities and rail connections.

The remainder of the NHBC warranty provides further reassurance, allowing you to settle in with confidence.

From the outset, the house presents a considered and attractive frontage. Manicured lawns and neatly planted beds frame the approach, while stylish grey cladding set against the warm brick façade lends a contemporary edge. A modest storm porch offers shelter and a sense of arrival, and at the side of the plot is a driveway providing off-road parking alongside an EV charging point and a garage for additional storage.

Inside, the entrance hall is bright and welcoming, setting the tone for the rest of the home. Light flows easily through the ground floor, where a well-proportioned living room offers a calm retreat for both quiet evenings and sociable gatherings. Its generous dimensions ensure flexibility in layout, with space to create defined seating areas without compromising openness.



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To the rear, the open-plan kitchen and dining room forms the natural heart of the house. Designed for modern living, it allows for effortless movement between cooking, dining and conversation. French doors open directly onto the garden, extending the living space outdoors in the warmer months. The kitchen itself is fitted with quality cabinetry and integrated appliances, complemented by a breakfast bar for informal meals or morning coffee. A practical utility room sits just beyond, keeping laundry and day-to-day tasks neatly tucked away.

A versatile home office completes the ground floor accommodation. Ideal for those working remotely, it equally lends itself to use as a playroom or even an additional bedroom, depending on evolving needs.

Upstairs, four double bedrooms provide comfort and privacy in equal measure. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom comprising a three-piece suite with bathtub, hand wash basin and WC. Each room is thoughtfully proportioned, offering flexibility for family life or visiting guests.

Outside, the landscaped garden has been carefully arranged for both relaxation and play. A shingled seating area creates a defined space for outdoor dining or simply relaxing, while the maintained lawn and planted borders add colour and softness throughout the seasons. It is a garden designed to be enjoyed with minimal effort.

Presented in turn-key condition, this is a home ready to be moved into and gradually shaped to reflect your own preferences and style. Combining the assurance of a recently built property with the character of village surroundings, it offers a balanced and considered lifestyle in one of Suffolk's well-connected rural communities.

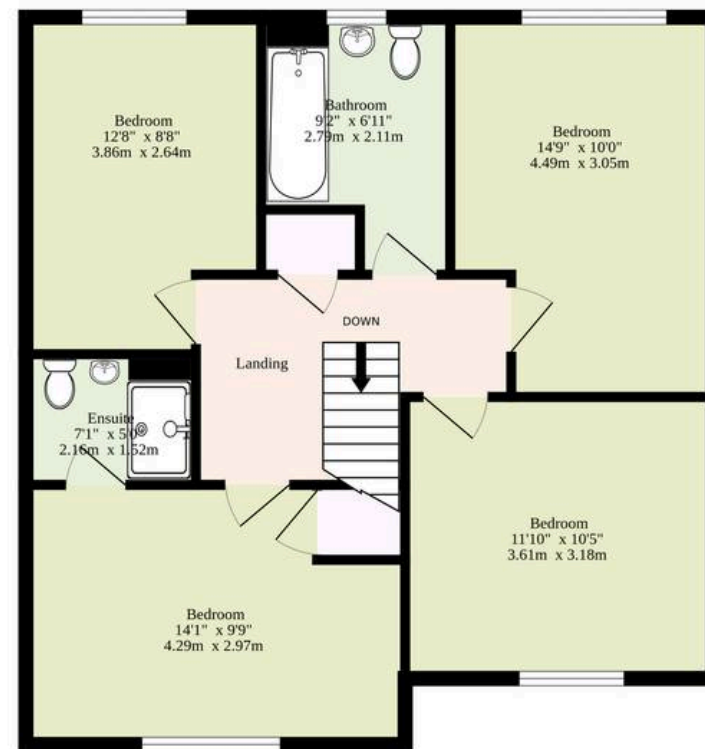
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Garage
147 sq.ft. (13.7 sq.m.) approx.

Ground Floor
677 sq.ft. (62.9 sq.m.) approx.

1st Floor
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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