



2 Highland Cottages Church Road, Old Newton

Minors & Brady



2 Highland Cottages Church Road

Old Newton, Stowmarket

Village charm, modern living and a wonderfully sociable layout come together beautifully in this attractive Old Newton home. Offering three well-proportioned bedrooms, including a principal bedroom with en-suite, the property is perfectly suited to families, first-time buyers and those seeking extra space. The bright open-plan living accommodation creates a welcoming environment for both everyday life and entertaining. Outside, the private rear garden combines lawn, patio areas and established planting, providing a delightful setting to enjoy throughout the seasons. Off-road parking adds further practicality, while the village location offers a superb balance of countryside surroundings and convenience. A fantastic opportunity to enjoy comfortable modern living within one of Suffolk's most desirable village communities.

- Attractive semi-detached home within a sought-after Suffolk village setting
- Three well-proportioned bedrooms, including a principal bedroom with en-suite
- Bright and airy open-plan living space designed for modern lifestyles
- Contemporary kitchen with integrated appliances and excellent storage
- Convenient ground-floor cloakroom for everyday practicality
- Spacious family bathroom serving the first-floor accommodation
- Private enclosed rear garden with lawn, patio and established planting
- Attractive flower and shrub borders providing colour throughout the seasons
- Block-paved driveway offering convenient off-road parking
- Ideal for first-time buyers, families and those seeking village living with excellent connectivity



M&B



The Location

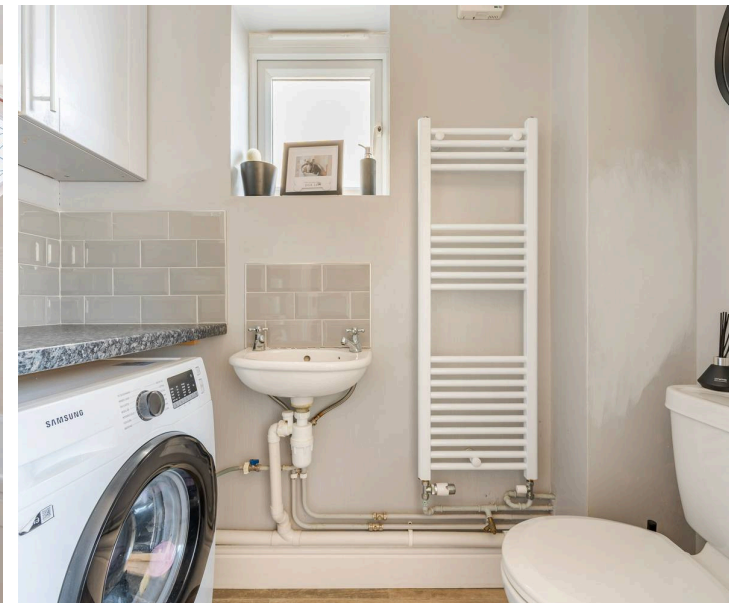
Situated within the well-regarded Suffolk village of Old Newton, this location offers an excellent blend of countryside surroundings and everyday convenience. Surrounded by attractive rural landscapes and open farmland, the village enjoys a peaceful atmosphere whilst remaining exceptionally well connected to nearby towns and transport links.

Old Newton benefits from a strong sense of community, supported by a range of local amenities and village facilities. Residents enjoy access to a convenience store, village hall, church and recreational spaces, all of which contribute to the welcoming and established character of the area. Community events and local groups further enhance the village's appeal, creating a setting that is particularly attractive to families and those seeking a more relaxed pace of life.

The village is well served by educational facilities, with primary schooling available locally and further schooling options easily accessible in nearby towns. This combination of village living and convenient access to education continues to make the area popular with growing families.

For a wider selection of amenities, the thriving market town of Stowmarket is only a short distance away. Here, residents can enjoy a comprehensive range of supermarkets, independent retailers, cafés, restaurants, healthcare facilities, leisure centres and professional services. The town also offers a vibrant community environment while retaining much of its traditional Suffolk character.

The location is particularly well suited to commuters. Stowmarket railway station provides direct rail connections to Ipswich, Norwich and London Liverpool Street, making travel for work or leisure highly convenient. Road users benefit from excellent access to the A14, providing straightforward routes across Suffolk, Norfolk, Cambridgeshire and beyond.



M&B



2 Highland Cottages Church Road Old Newton, Stowmarket

Highland Cottages, Old Newton

Situated within the desirable Suffolk village of Old Newton, this attractive semi-detached home offers a wonderful balance of comfortable living space, practical design and a welcoming village setting. Well presented throughout, the property is ideally suited to families, first-time buyers and those seeking a home that combines convenience with a strong sense of community.

Upon entering, a bright entrance hall provides an inviting introduction to the property and leads through to the main living accommodation. Thoughtfully arranged for modern lifestyles, the ground floor enjoys an open and sociable feel, allowing the principal living spaces to flow naturally together.

The kitchen is positioned to the front of the property and is fitted with a range of storage units and work surfaces, creating a practical environment for everyday cooking and meal preparation. Integrated appliances help maintain a clean and streamlined appearance, while the open layout ensures the room remains connected to the rest of the living space.

To the rear, the lounge provides a comfortable and versatile setting for both relaxation and entertaining. Natural light pours into the room through windows and doors overlooking the garden, creating a bright and welcoming atmosphere throughout the year. The layout easily accommodates both seating and dining furniture, making it a space that can adapt to a variety of lifestyles and requirements.



M&B



2 Highland Cottages Church Road

Old Newton, Stowmarket

Completing the ground floor is a useful cloakroom, adding further convenience for residents and visiting guests alike.

Upstairs, the property offers three well-proportioned bedrooms arranged off the landing. The principal bedroom benefits from its own en-suite shower room, providing a private retreat away from the rest of the home. The remaining bedrooms are served by a family bathroom, creating a practical arrangement for growing families or those accommodating guests.

Outside, the rear garden has been designed to provide a pleasant and manageable outdoor space. Predominantly laid to lawn and complemented by patio seating areas, it offers an ideal setting for outdoor dining, summer entertaining and family enjoyment. Established flower and shrub borders introduce colour and interest throughout the seasons, while timber sheds provide valuable additional storage.

To the front, block-paved parking provides convenient off-road parking, completing this attractive village home.

Agent's Note

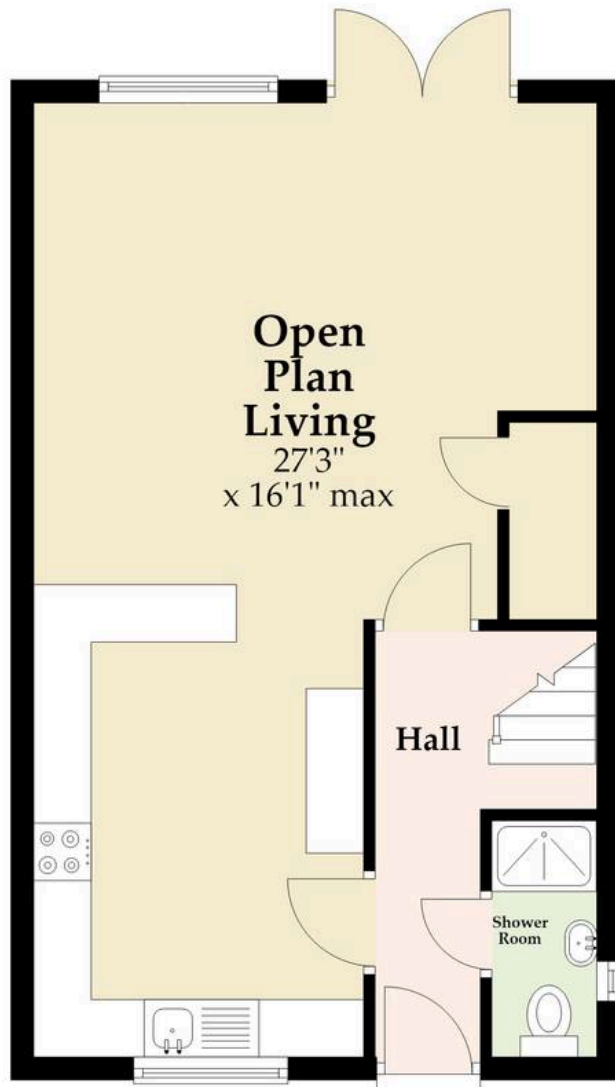
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



M&B

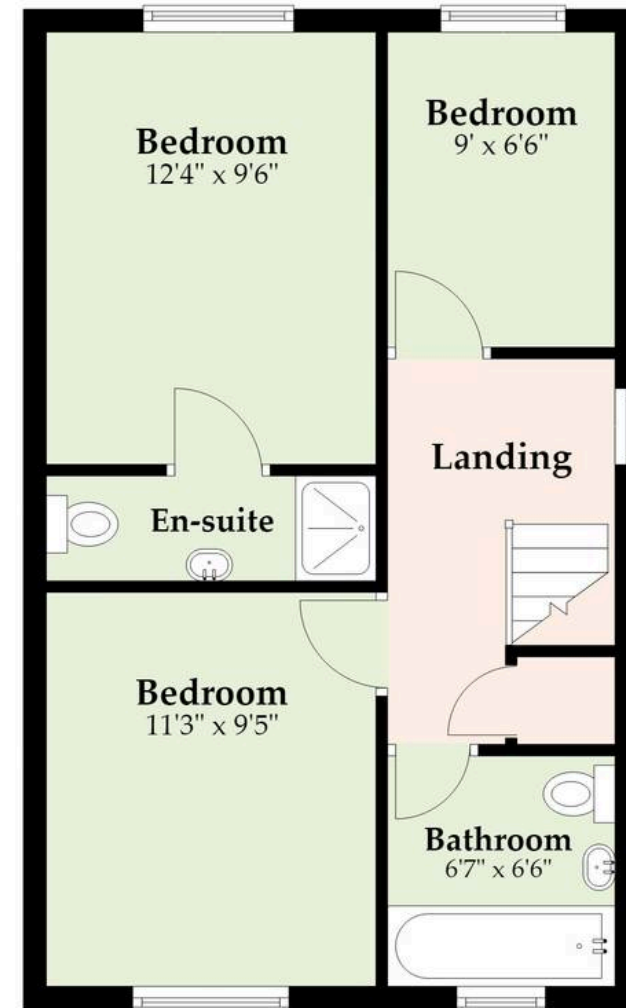
Ground Floor

Approx. 438.2 sq. feet



First Floor

Approx. 443.8 sq. feet



Total area: approx. 882.0 sq. feet

M&B

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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk