



Silver Street

Old Newton

Guide Price £260,000

LACY SCOTT
& KNIGHT

est. 1869

102 Silver Street

Old Newton | Stowmarket | IP14 4HE

Stowmarket 4 miles, Ipswich 16 miles, Bury St Edmunds 16 miles

Semi-detached 2 bedroom Grade II Listed cottage tucked away within this quiet backwater and set within its own substantial plot of just over half an acre, but which is in need of updating.

Entrance Porch | Sitting Room | Study | Kitchen/Diner | 2 Bedrooms | Family Bathroom | Detached Double Garage | Detached Single Garage | 0.5 Acre Plot | Fan Storage Heating | Beautiful Tucked Away Rural Setting

102 Silver Street

From the entrance porch there is a doorway leading into the main sitting room which benefits from beams to walls and ceiling, as well as a brick fireplace and dual aspect windows, which overlook the front and side of the property. From here there is a doorway into an inner hall, from which there are stairs rising to first floor, plus understairs storage cupboard, with further doorways leading into the study, which benefits from beams to walls and ceiling, as well as further doorway to the kitchen/breakfast room which has a range of wall, base and drawer units, including 1 ½ bowl sink unit with mixer taps and splashback tiling, plus a range of integral appliances including washing machine, dishwasher and fridge. Leading off from the kitchen there are doorways out to the rear garden, as well as a further doorway to an inner lobby which in turn leads to the family bathroom, which comprises wood panel bath, pedestal wash handbasin and low flush wc.

At first floor level there are beams to walls, as well as a storage cupboard, plus doorways leading to two bedrooms. The principal of which benefits from beams to walls and ceiling, as



well as low level built-in cupboards and further walk-in airing cupboard housing hot water tank. Bedroom 2 features beams to walls and ceiling.

Outside

To the front boundary of the property there is a long drive which in turn leads to a detached single garage with double doors, beyond which there is an impressive garden. Whilst to the rear of the property there is a further driveway which again provides ample parking and in turn leads to a detached double garage, with two up and over doors. Within the grounds of the property there can be found a range of sheds/outbuildings in various states of repair.

Overall, given the impressive plot in which this Grade 2 listed cottage is set, the superb opportunity it offers to improve and enlarge to one's own taste, as well as the quiet tucked away location in which it is positioned, we are of the view the property will attract a wide range of interest and accordingly would recommend an early inspection to avoid disappointment.

Services

Mains water, electricity, septic tank drainage. Fan storage heaters.

Local Authority

Mid Suffolk District Council - Council Tax Band C.

Tenure
Freehold.

Broadband Speed
Ultra Fast Predicted of 1800Mbps (source Ofcom).

Mobile Coverage
61% - 81% (source Ofcom).

Agents Notes

1. Due to the original Title Deeds having been lost, the property is being sold with a Possessory Title.

2. Although the property is being sold as a whole, it is on two separate Title Deeds.

Directions

From Stowmarket continue along the B1113 into Old Newton, turn left at the crossroads into Station Road and then almost immediately turn right into Silver Street and continue along here for approximately 1 mile. As the road bends sharply to the right, the property will be found also on the right hand side.

what3words

enjoys.cuter.majors

Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.



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:-

- 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- 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.

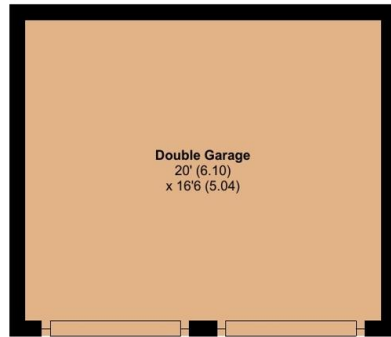
Silver Street, Old Newton, Stowmarket, IP14

Approximate Area = 877 sq ft / 81.4 sq m

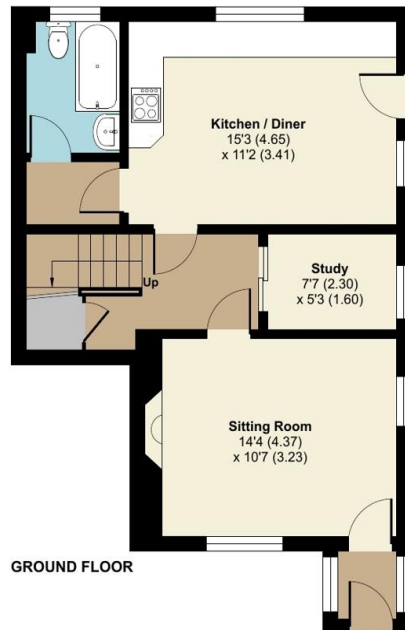
Garage = 331 sq ft / 30.7 sq m

Total = 1208 sq ft / 112.1 sq m

For identification only - Not to scale



GARAGE

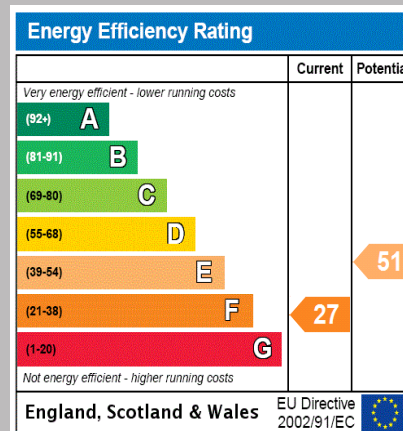


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lacy Scott & Knight. REF: 1250889



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