



Station Road, Haughley, Stowmarket, Suffolk, IP14

Guide Price:

£280,000

EPC Rating: E



*** GUIDE PRICE: £280,000 to £290,000 ***

Situated in the popular village of Haughley on a good size corner plot lies this substantial three bedroom detached bungalow which is being sold with no onward chain and benefits from a good size front garden which wraps around to the rear of the bungalow, ample off-road parking and detached garage to the rear, two brick-built outbuildings in the rear garden, double glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the size of the accommodation on offer which comprises entrance hall, kitchen, living room, three bedrooms, and shower room.

Haughley is an ancient Suffolk village situated about three miles from Stowmarket and is set in the valleys of the Gipping and Wetherden streams providing a host of walking opportunities in the heart of Suffolk's rolling countryside. Haughley is an active and vibrant community and boasts several village amenities including a Post Office, Haughley Village Hall, Haughley Pre-School, Kings Arms Public House, supermarket, Indian Restaurant, vets, Palmers Bakery which is a 16th Century Bakehouse, together with various other businesses. On the edge of the village is Grade II listed Haughley House.



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The nearby town of Stowmarket is on the main railway line between London Liverpool Street and Norwich.

Council tax band: B

EPC Rating: E

Outside – Front The large garden wraps around to the rear of the bungalow and is predominantly laid to lawn with bushes and shrubs, retained by brick wall to the front and side, and path to the recessed porch which has windows to both sides and a front door opening into:

Entrance Hall Radiator, loft access, and doors to:

Kitchen 14'6" x 7' (4.42m x 2.13m). Fitted with base level and wall mounted units, roll edge work surface incorporating a stainless steel sink and drainer, tiled splash backs, space for appliances, radiator, double glazed windows to the front and side aspects, and doors to the lounge and rear lobby.

Living Room 13'7" x 13'5" (4.14m x 4.1m). Double glazed sliding doors opening out to the rear garden, radiator, feature electric fire, and built-in cupboard.

Rear Lobby Windows to the front and side aspects and door opening out to the rear garden.

Bedroom One 13'2" x 10'4" (4.01m x 3.15m). Double glazed window to the rear aspect and radiator.

Bedroom Two 10'3" x 10' (3.12m x 3.05m). Double glazed window to the front aspect and radiator.

Bedroom Three 10'4" x 7' (3.15m x 2.13m). Double glazed window to the rear aspect and radiator.

Shower Room Three piece suite comprising shower cubicle, low-level WC and vanity hand wash basin with storage beneath; heated towel rail; tiled walls and floor; and obscure double glazed window to the front aspect.

Outside – Rear The garden is predominantly laid to lawn with mature bushes, shrubs and trees; two brick-built outbuildings for storage; paved areas to the side and rear; driveway providing off-road parking for multiple vehicles in front of the garage; and is fully enclosed by fencing and retaining brick wall with double gates opening out to the rear.

Detached Garage Up and over door with power and light connected.

Council Tax Band - B

Tenure - Freehold



Ground Floor
Approx. 70.0 sq. metres (753.2 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.