









welcome to

Welham Close, Haughley Stowmarket

This desirable four-bedroom detached house offers well-proportioned accommodation with a garage and ample parking to the side and sits conveniently in the village of Haughley. Call now to book your viewing.

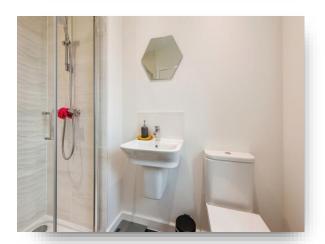












Accommodation Entrance Hall

Part glazed front door, stairs to first floor, utility/cupboard housing Combi boiler, radiator and vinyl flooring.

Cloakroom

Frosted window to front, wall mounted sink with mixer tap and splash back, low level flush W.C, radiator and vinyl flooring.

Living Room

14' 4" $\max x$ 12' 3" $\max (4.37 \text{m} \max x 3.73 \text{m} \max)$ Window to front, radiator, TV point and carpeted flooring.

Kitchen / Dining / Family Room

13' 11" max x 22' max (4.24m max x 6.71m max) Window and French doors to rear, soft closing wall and base units with under cupboard lighting and roll top work surfaces, single sink with drainer and mixer tap, double electric oven with gas hob and extractor fan over, integrated fridge freezer and dish washer, water softener, two radiators, spotlights, TV point and vinyl flooring.

Landing

Window to side, access to loft, radiator and carpeted flooring.

Bedroom One

14' 8" $\max x$ 14' $\max (4.47m \max x 4.27m \max)$ Window to rear, built in wardrobe, TV point, radiator and carpeted flooring.

En-Suite

Frosted window to rear, shower cubicle, wall mounted sink with mixer tap and splash back, low level flush W.C, part tiled walls, extractor fan, spot lights, heated towel rail and vinyl flooring.

Bedroom Two

10' 7" $\max x$ 11' 8" \max (3.23m $\max x$ 3.56m \max) Window to front, TV point, radiator and carpeted flooring.

Bedroom Three

11' 7" max x 7' 10" max (3.53m max x 2.39m max) Window to rear, radiator and carpeted flooring.

Bedroom Four

7' 7" x 7' 11" (2.31m x 2.41m) Window to front, TV point, built in wardrobe, radiator and carpeted flooring.

Family Bathroom

Frosted window to side, shower cubicle, panelled bath with mixer shower spray attachment over, low level flush W.C, wall mounted sink with mixer tap and splash back, extractor fan, spotlights, part tiled walls, heated towel rail and vinyl flooring.

Outside Rear Garden

Fence enclosed with patio and lawn areas, outside light and tap.

Garage

19' 10" x 10' 3" (6.05m x 3.12m)
Up and over door, power and light, storage shed and driveway to front.





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Welham Close, Haughley Stowmarket

- **Detached Family Home**
- **Four Bedrooms**
- Cloakroom, En-Suite & Family Bathroom
- **Enclosed Rear Garden**
- 8 Years NHBC Warranty Left

Tenure: Freehold EPC Rating: B

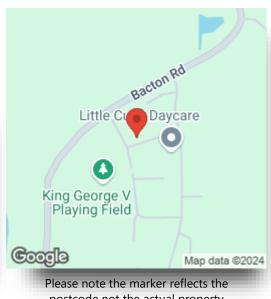
offers in excess of

£385,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SMK104104



Property Ref: SMK104104 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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