



The Briars | 5 Millfields | Haughley | IPI4 3PU

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)



# The Briars, 5 Millfields, Haughley, Suffolk, IP14 3PU

*“A superb opportunity to acquire this spacious five bedroom family house offering ample off-road parking, private rear gardens & offered with no chain beyond.”*

## Description

A spacious detached five bedroom family house conveniently located just a stone's throw from the attractive and ever-popular Suffolk village of Haughley.

Notable benefits include ample off-road parking, garage, private rear gardens, and extensive living accommodation arranged over two floors. Located within a block is a single garage which offers power and light.

The accommodation comprises: entrance hall, sitting room, dining room, kitchen, rear hallway, cloakroom, first floor landing, five bedrooms, family bathroom and shower room.

## About the Area

Haughley is a picturesque traditional village lined with period cottages, farm and townhouses. The village offers many amenities including Post Office, popular bakery, vets, Co-op mini supermarket, hairdresser and local inns, in addition to a primary school. There are beautiful walks meandering round the village and the nearby town of Stowmarket offers a full range of shops, upper schooling and railway station (approx 7 minutes distant) providing a regular mainline link to London's Liverpool Street with a journey time of approximately 80 minutes. Further neighbouring village and towns including Needham Market and Bury St Edmunds provide further recreational and cultural facilities along with shopping and restaurants.

## The accommodation in more details:

Front door to:

### Entrance Hall

Stairs rising to the first floor, door to under stair cupboard housing the electric meters and fuse board, door to cloaks cupboard with shelving and doors to:

### Sitting Room Approx 21'11 max x 10'4 (6.68m max x 3.14m)

Light and airy space with bay window to front aspect and sliding door to rear opening onto the rear terrace. This room extends from the front to the back of the property.

### Study Approx 11'9 x 10'4 (3.58m x 3.14m)

Window to front aspect. Open-plan to:

### Dining Room Approx 13'5 x 7'10 (4.08m x 2.38m)

Window to front aspect and door to kitchen.

### Kitchen Approx 23'9 max x 7'9 (7.24m x 2.37m)

Fitted with a matching range of wall and base units, worktops over, inset one and a half bowl ceramic sink, drainer and chrome mixer tap, space for oven, dishwasher, washing machine, fridge and freezer, gas fired boiler, two windows to rear aspect, door to rear garden and door to:

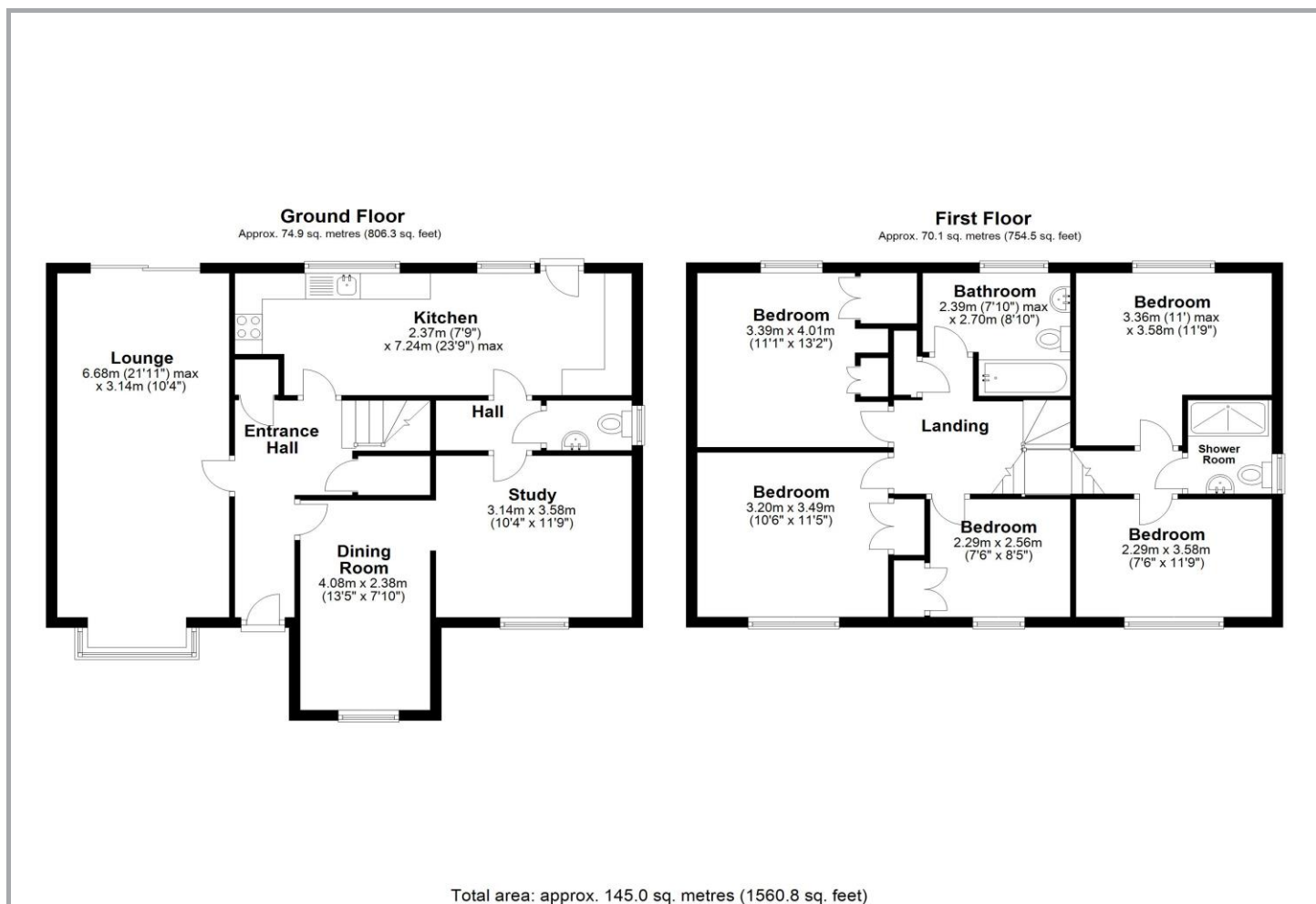
### Rear Hallway

Tiled flooring, additional door to under stairs cupboard and door to:

### Cloakroom

Coloured suite comprising w.c, hand wash basin, tiled flooring, tiled walls, and frosted window to side aspect.





### First Floor Landing

Split-level with two staircases, access to loft, door to airing cupboard housing hot water cylinder and doors to:

### Master Bedroom Approx 13'2 x 11'2 (4.01m x 3.39m)

Double room, window to rear aspect and a range of built-in wardrobes.

### Bedroom Approx 11'9 x 11' max (3.58m x 3.36m max)

Double room with window to rear aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin, panel bath, built-in shelving unit, spot-lights and frosted window to rear aspect.

### Bedroom Approx 11'5 x 10'6 (3.49m x 3.20m)

Window to front aspect and built-in wardrobe.

### Bedroom Approx 8'5 x 7'6 (2.56m x 2.29m)

Window to front aspect.

### Bedroom Approx 11'9 x 7'6 (3.58m x 2.29m)

Window to front aspect.

### Shower Room

Coloured suite comprises w.c, hand wash basin, tiled shower cubicle, tiled floor, tiled walls, frosted window to side aspect and extractor fan.

### Outside

The property is set well back from the road and is accessed over a private gravel driveway providing ample off-road parking and surrounded by a range of established flower and shrub borders. A side gate on either side leads to the rear gardens, which are predominately lawned with terrace abutting the rear of the property and incorporating a timber storage shed within the plot. The boundaries are defined by both fencing and a brick wall. There is a single garage which is situated within a block with power and light connected.

### Services

Mains water, drainage, electricity and gas.

### Local Authority

Mid Suffolk District Council

### Council Tax Band - D



## Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



### Energy performance certificate (EPC)

5 Millfields Haughley STOWMARKET IP14 3PU	Energy rating <b>D</b>	Valid until: 2 May 2033 Certificate number: 5337-8325-6200-0947-6202
--	---------------------------	---

Property type	Detached house
Total floor area	142 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

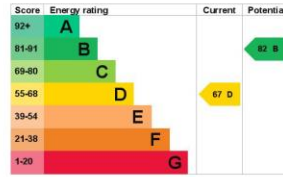
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)