



Welham Close, Haughley - IP14 3FJ



Welham Close

Haughley, Stowmarket

NO CHAIN! This charming **NEWLY BUILT FOUR BEDROOM DETACHED FAMILY HOME** boasts a spaciouly inviting layout, offering a serene retreat for a growing family. Situated in a **POPULAR VILLAGE LOCATION**, this detached family home comes to market with the added benefit of no chain. Spanning over 1100 sqft internally (STMS), the property impresses with an expansive modern **KITCHEN/DINER** that seamlessly opens onto the private rear gardens, ideal for hosting outdoor gatherings. The main sitting room at the front of the house provides a cosy ambience for relaxation. Also on the ground floor there is a utility cupboard and W/C. Upstairs, **FOUR AMPLE BEDROOMS** and **TWO BATHROOMS** cater to comfort and convenience. Parking is made easy with **DRIVEWAY PARKING** for multiple vehicles and a **SINGLE GARAGE**, completing this idyllic family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Chain!
- Detached Family Home
- Over 1100 SQFT Internally (stms)
- Impressive Kitchen/Diner Opening Onto The Garden
- Main Sitting Room To The Front
- Four Ample Bedrooms & Two Bathrooms
- Utility Cupboard & W/C
- Private Rear Gardens, Driveway Parking & Garage
- Popular Village Location

The charming village of Haughley is located near Stowmarket and allows easy access to larger town facilities while maintaining the tranquillity of village life. Families will appreciate the proximity to several schools, such as Crawford's Church of England Primary School. The area also boasts historical landmarks and green spaces, ideal for leisurely walks and outdoor activities as well as the village park and village hall with play area directly opposite the front of the house. The village is also within easy reach of both Bury St Edmunds and Diss in opposing directions.



SETTING THE SCENE

Approached via the cul-de-sac dead end with the parking opposite to the front, there is a hard standing driveway to the side of the house providing parking for two vehicles comfortably leading to the garage. The garage has an up and over door with power and light. The main entrance door is found to the front with a small area of lawned garden and hedging.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing as well as the w/c and the very useful utility cupboard with plumbing for white goods. To the right of the hall is the main sitting room to the front filled with natural light. To the rear of the house is the large kitchen/diner with ample space for all the family. There is a generous dining area opening onto the garden via a set of double doors. The modern kitchen features a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include a double eye level oven, gas hob, dishwasher and fridge/freezer. Heading up to the first floor landing there are four bedrooms and two bathrooms. Two bedrooms can be found to the front and two to the rear, the main bedroom offers built in wardrobes as well as an en-suite shower room. The fourth bedroom also offers built in wardrobes. The family bathroom offers a modern four piece suite with separate shower and bath, w/c and hand wash basin.

FIND US

Postcode : IP14 3FJ

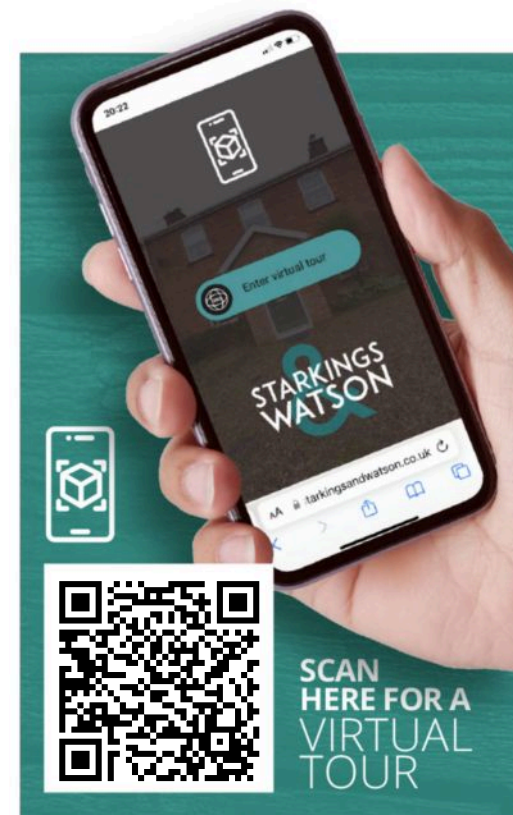
What3Words : ///grin.craters.airstrip

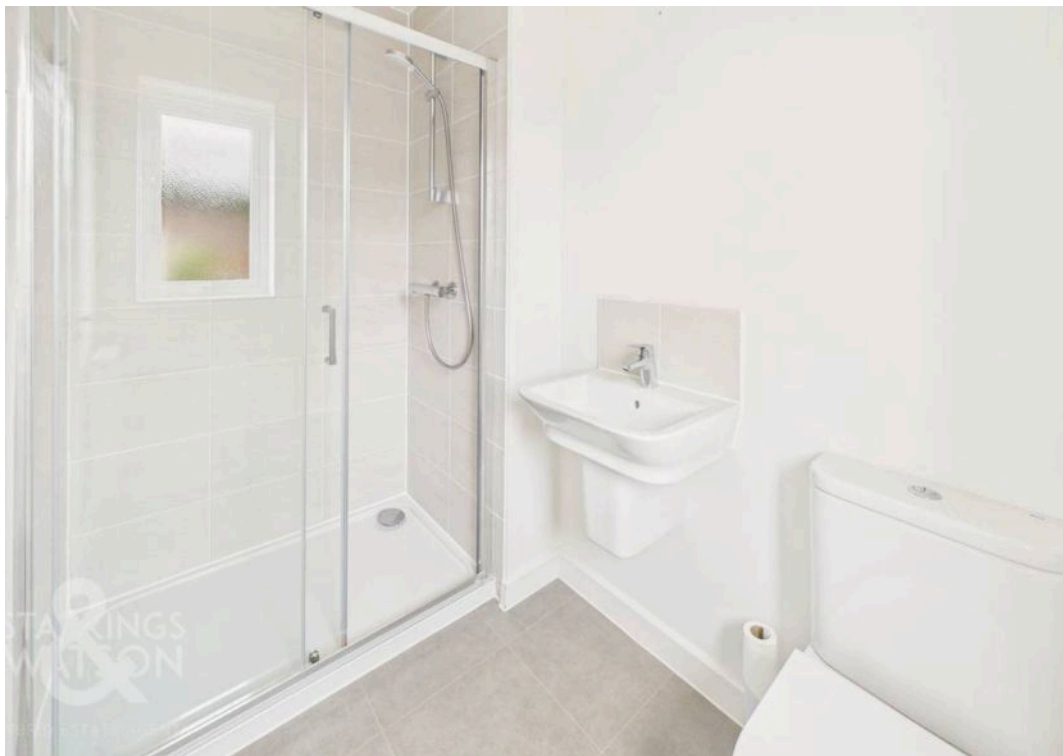
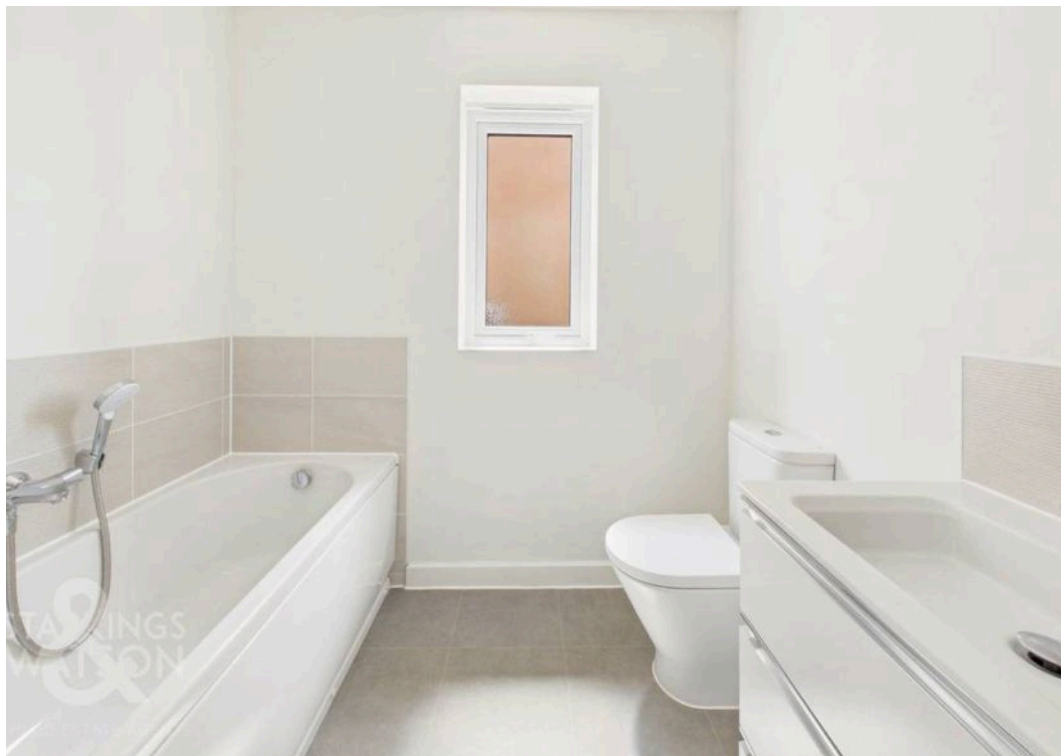
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a communal service charge for the development paid yearly for which we haven't as yet been provided with the figure. Services are as follows; Heating is provided by air source heat pump, mains water, drainage and electricity are connected.



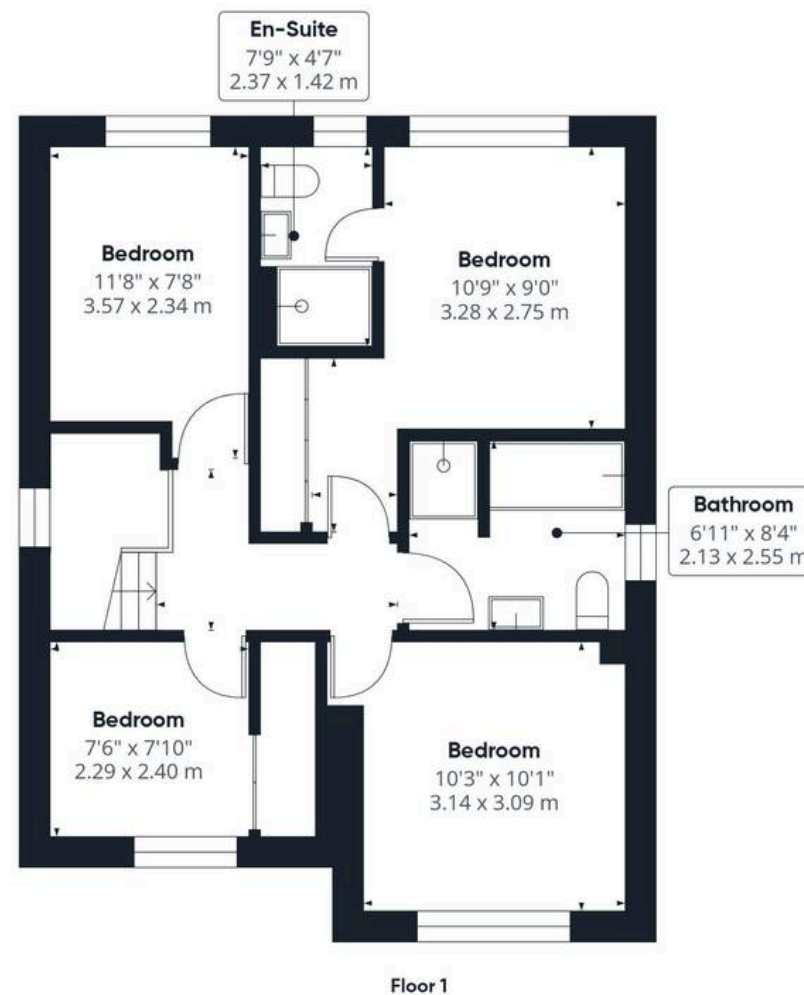




THE GREAT OUTDOORS

The sunny and private rear garden offers an enclosed space larger than you might expect. The garden is mainly laid to lawn with a paved patio and plenty of scope for improvement. There is a timber shed, timber fencing, and a gate to the side driveway.





Approximate total area⁽¹⁾

1112 ft²
103.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.