



Wood View, Haughley, Stowmarket, IP14 3SD

Offers In Excess Of £450,000



DRAFT DETAILS

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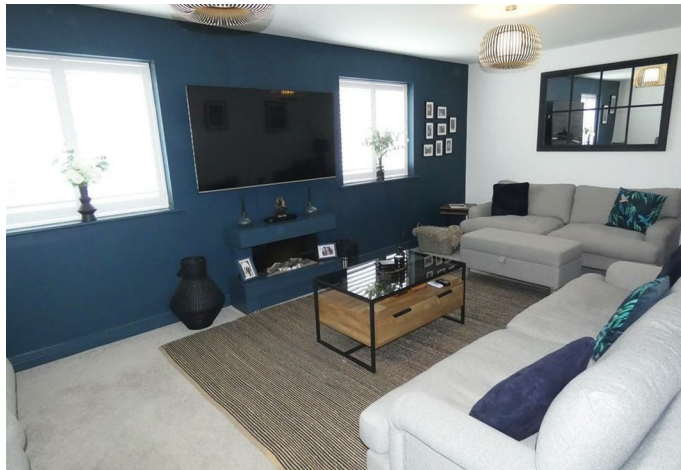
We are pleased to present: A well presented, spacious, detached home built in 2021, on popular development, in well-served E village close to A14 & station. Hall, Cloakroom, Sitting Room, Open-Plan Kitchen/Dining/Family Room, Utility Room, 4 Generous Bedrooms – 1 En-Suite, Bathroom, Garage/Workshop, Parking, SE-Facing Landscaped Garden, NO CHAIN, VIEW ASAP.

DESCRIPTION

This attractive property, built in 2021 by Bellway Homes, is situated on a popular development, in a well-served village, and presents with brick elevations, with a tiled roof. It is spacious, particularly well presented, and enjoys a prominent corner plot position. It was built to a high specification with integrated Zanussi appliances in the Kitchen, and the splendid open-plan Kitchen/Dining/Family Room makes an excellent 'hub' of this family home. The vendors specified additional builder's upgrades including brushed steel light switches and power sockets, and Amtico wood effect vinyl flooring, but have also added fitted shutters to many of the windows. This, together with four generous bedrooms, and a landscaped SOUTH-EAST FACING garden, makes this a highly desirable family home, and with the added benefit of no chain, we therefore recommend viewing at the earliest convenience.

DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Continue along Church Road and into Cross Street, passing New Road and Cooks Road, and into Wetherden Road. Continue out of the village, and through Wetherden. At the T-junction, turn left into Haughley New-Street, and continue along, Turn left signposted to Haughley, and on reaching the village, bear right. At the junction, turn right into Old Street and proceed through the village, and out along Fishponds Way. Take the right turning into Wood View, where the property is located after a short distance, on the left hand corner.



HALL

Approached via an outer canopy and composite part glazed front door, with UPVC glazed side panels. Amtico wood-effect floor, stairs to first floor, radiator.

CLOAKROOM

Modern white suite comprising wc with concealed cistern, wall mounted rectangular wash basin with mixer tap, tiled splashbacks, Amtico wood-effect floor, extractor fan, radiator.

SITTING ROOM 21'5" X 11'2" (6.53M X 3.40M)

A generous twin-aspect room. The focal point being a modern inset electric fire, media panel, telephone point, radiator, (pipework for second radiator which will be left), UPVC window with fitted shutters to front, two UPVC windows with fitted shutters to side.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 21'4 X 11'9" INC TO 14'3" INTO BAY (6.50M X 3.58M INC TO 4.34M INTO BAY)

Attractive Dining, Kitchen and Family space, being the 'hub' of the home. Range of kashmir 'Shaker' style base and wall mounted units, work surfaces and matching splashback upstands, inset 11/2 bowl sink unit with 'Swan-neck' style flexi-mixer tap, inset Zanussi induction hob with glass splashguard, and cooker canopy over, built-in Zanussi electric double oven/grill with microwave, integrated Zanussi fridge/freezer, integrated Zanussi dishwasher, pan drawers, Amtico wood-effect floor, breakfast bar, LED downlights, radiator, (pipework for second radiator which will be left), UPVC window with fitted shutters to front, UPVC window to side, bay area with UPVC windows to front, side and rear, and glazed double doors to side and garden.

UTILITY ROOM 6'11" X 6'7" (2.11M X 2.01M)

Kashmir 'Shaker' style base and wall mounted units, work surfaces and matching splashback upstands, integrated washing machine, plumbing for sink, Amtico wood-effect floor, cupboard housing wall mounted gas boiler, built-in understair cupboard with media panels and consumer unit, radiator, composite part glazed door to rear.

FIRST FLOOR LANDING

A spacious area. Built-in airing cupboard housing pressurised hot water tank, built-in overstairs storage cupboard, loft access, radiator, UPVC window with fitted shutters to rear.

BEDROOM 1 11'11" MAX INTO RECESS X 11'6" + DOOR RECESS (3.63M MAX INTO RECESS X 3.51M + DOOR RECESS)

Fitted triple wardrobes, media panel, radiator, UPVC window with fitted shutters to front.

EN-SUITE 4'9" X 4'1" + SHOWER DEPTH (1.45M X 1.24M + SHOWER DEPTH)

Modern white suite comprising tiled double shower enclosure with shower controls, wall mounted half-pedestal wash basin with mixer tap, wc with concealed cistern, tiled splashbacks, Amtico tiled floor, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to front.

BEDROOM 2 10'8" X 8'6" + DOOR RECESS (3.25M X 2.59M + DOOR RECESS)

A light and airy twin-aspect room. Radiator, UPVC window with fitted shutters to front, UPVC window with fitted shutters to side.

BEDROOM 3 11'6" MAX X 10'5" MAX (3.51M MAX X 3.18M MAX)

Radiator, UPVC window with fitted shutters to side.

BEDROOM 4 8'5" X 7'6" + WARDROBE DEPTH (2.57M X 2.29M + WARDROBE DEPTH)

Fitted triple wardrobes, media panel, radiator, UPVC window with fitted shutters to side.

FAMILY BATHROOM 7'4" MAX X 6'10" + RECESS (2.24M MAX X 2.08M + RECESS)

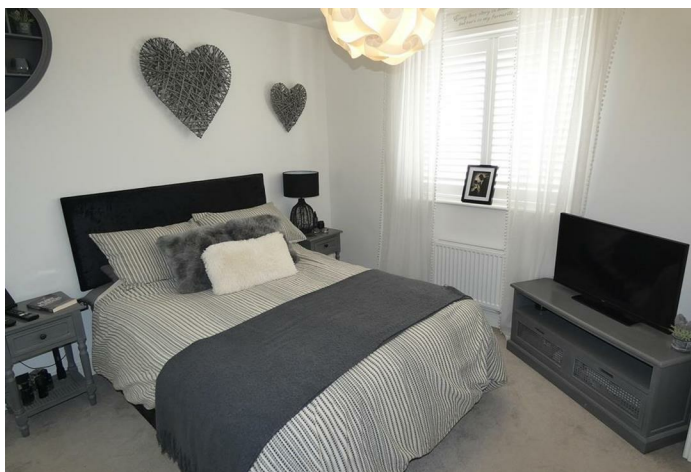
Modern white suite comprising panelled bath with glazed screen, mixer tap, and shower controls, wall mounted half-pedestal wash basin with mixer tap, wc with concealed cistern, tiled splashbacks, Amtico tiled floor, shaver point, LED downlights, extractor fan, radiator, UPVC frosted window to front.

OUTSIDE

To the front, the property stands in a prominent corner position. The front and side gardens are open-plan, being laid to herbaceous borders with shrubs, with porcelain tiled path and steps to the front door. To the side there is a driveway providing side-by-side vehicular standing for at least two cars, and this leads to a DETACHED GARAGE/WORKSHOP: 7.09m (23'3") x 3.30m (10'10"), with up and over style door, power and light connected, eaves storage and consumer unit. A gate provides side access to the SOUTH-EAST FACING garden. This has been landscaped, and enjoys a good level of privacy, being enclosed by brick walls and fencing, and laid principally to lawn, with extensive porcelain tiled patio, pathways and seating areas, with modern PERGOLA with tilting slatted roof, raised borders, external lighting, external power sockets, and outside water tap.

AGENT'S NOTE: As is common with many new developments, we understand that there is a maintenance charge, and the vendors have informed us that this is currently around £431 per annum. This covers upkeep of the development grounds, private





driveways and communal areas.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band E. This property was built in 2021, and there is the remainder of the original 10 year NHBC warranty.

HAUGHLEY & AREA

Haughley is a popular, well served village, located just north of the A14, about 2 miles North-West of Stowmarket, about 16 miles South-East of Bury St Edmunds, and about 15 miles North-West of Ipswich. It has many amenities, including a well regarded Public House, Church, Primary School, Restaurant, Co-Op Store, Post Office, Bakers and Hairdressers. A wider range of shops and facilities are available in nearby Stowmarket.

STOWMARKET & AREA

Many amenities are available in Stowmarket, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports

centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

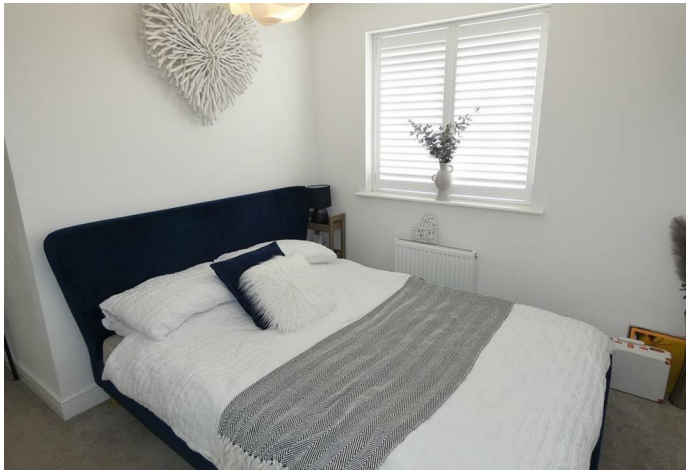
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>





3 Wood View, Haughley. IP14 3SD

Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691

Elmswell Area: 01359 256 821

Mid Suffolk Area: 01449 737 706

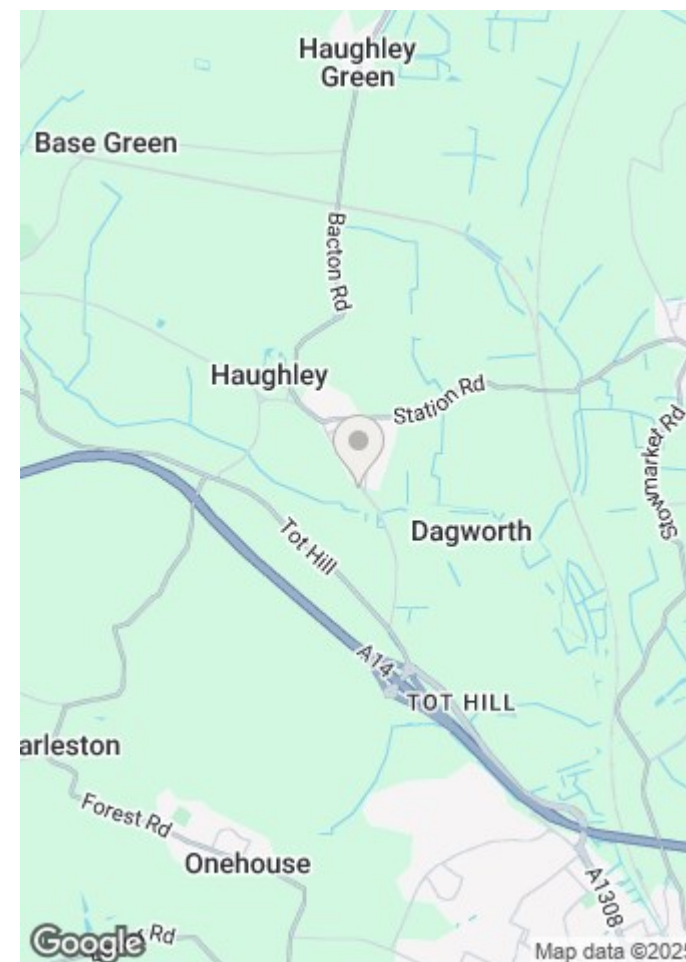
Mobile: 07803 138 123

Email: info@coakleyandtheaker.co.uk

www.coakleyandtheaker.co.uk

PROPERTY SUMMARY

- **HAUGHLEY - POPULAR DEVELOPMENT IN WELL-SERVED VILLAGE, CONVENIENT FOR A14 & STATION, NO CHAIN, EARLY VIEWING ADVISED**
- **CLOAKROOM**
- **GENEROUS TWIN-ASPECT SITTING ROOM**
- **OPEN-PLAN KITCHEN/DINING/FAMILY ROOM**
- **UTILITY ROOM**
- **4 BEDROOMS - (3 DOUBLES) - 1 EN-SUITE**
- **FAMILY BATHROOM**
- **GARAGE/WORKSHOP, DOUBLE WIDTH DRIVEWAY**
- **FRONT & SOUTH-EAST-FACING RECENTLY LANDSCAPED GARDEN, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE**
- **BUILT IN 2021, HIGH SPECIFICATION WITH MANY UPGRADES, REMAINDER OF 10 YEAR NHBC WARRANTY**



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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