



**3 Welham Close, Haughley  
Suffolk**

**DAVID  
BURR**



# 3 Welham Close, Haughley, IP14 3FJ.

Haughley is a well-served and popular village providing a good range of everyday amenities including general stores, post office, bakery, public house, church and primary school. The village hall is home to a number of groups including the pre-school, dance school, clog dancing, and W.I. to name a few. There is also a bowls and football club. Convenient access is afforded to the A14 linking the Midlands the east coast ports and London via the M11 and A12. The nearby market town of Stowmarket (approximately 3 miles) provides an excellent range of everyday amenities together with a main line rail link to London's Liverpool Street and Norwich.

Nestled towards the periphery of the charming village of Haughley, this beautifully presented four-bedroom detached home effortlessly combines space, style, and practicality. Designed to accommodate modern family living, the property boasts generously proportioned rooms, a thoughtfully designed layout, and an abundance of natural light throughout. With a well-appointed kitchen flowing seamlessly into an open-plan dining and family area, it offers the perfect setting for both everyday living and entertaining. The property also benefits from a private rear garden, a garage, and ample parking to the side, ensuring convenience as well as comfort. Situated in an enviable location with easy access to local amenities, this home presents a wonderful opportunity to enjoy village life.

## A beautifully presented four-bedroom detached home on the edge of Haughley, offering generous space, modern family living in a sought-after village setting.

**ENTRANCE HALL** Welcoming entrance with a part-glazed front door, staircase to the first floor, built-in utility cupboard housing the Combi boiler, radiator, and stylish vinyl flooring.

**CLOAKROOM** Having a wall-mounted wash hand basin with mixer tap and tiled splashback, low-level W.C.

**SITTING ROOM** A splendid bright and airy reception room featuring offering front aspect with fitted shutter blinds

**KITCHEN/ DINING / FAMILY ROOM** A superb open-plan space cleverly designed for modern living, with doors opening to the rear garden offering the potential for al fresco dining. The kitchen area boasts soft-closing wall and base units with under-cupboard lighting, complemented by work preparation surfaces. Features include a single sink with drainer and mixer tap, integrated double electric oven with gas hob and extractor fan, integrated fridge-freezer and dishwasher, and a water softener.

**LANDING** Side window allowing natural light, loft access, radiator, and carpeted flooring.

**BEDROOM ONE** A spacious principal bedroom with a rear aspect overlooking the garden, and a built-in wardrobe.

**EN-SUITE** Fitted with a shower cubicle, wall-mounted wash hand basin with mixer taps and tiled splashback, low-level W.C., part-tiled walls, extractor fan, spotlights, and a heated towel rail.

**BEDROOM TWO** A well-proportioned double bedroom with a front aspect.

**BEDROOM THREE** A comfortable bedroom with a rear aspect overlooking the garden.

**BEDROOM FOUR** Ideal as a fourth bedroom or home office, featuring a front aspect, and a built-in wardrobe.

**FAMILY BATHROOM** A stylishly finished space with a shower cubicle, panelled bath with mixer shower attachment, wall-mounted wash hand basin with mixer tap and tiled splashback, low-level W.C., extractor fan, spotlights, part-tiled walls, and a heated towel rail.

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## Outside

The property is approached via an extensive driveway, providing ample off-street parking for multiple vehicles and leading to both the house and garage. Garage: A generously sized space with an up-and-over door, power and lighting connected, and a convenient personnel side door.

The front garden is predominantly laid to lawn, bordered by half-height hedging, with a side gate providing access to the rear garden.

Rear Garden: A private and well-maintained outdoor space, featuring a terrace directly adjoining the rear of the house—ideal for alfresco dining. The remainder of the garden is laid to lawn, complemented by a variety of mature flower and shrub borders.

**SERVICES:** Mains water, electricity and drains. Air source heat pump.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band E

**EPC RATING:** B

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**COUNCIL TAX:** Band E

**EPC RATING:** B

**AGENT NOTE:** There is a yearly management fee for maintenance of the roads / verges, please contact David Burr for information.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





# Welham Close, Haughley, Stowmarket, IP14

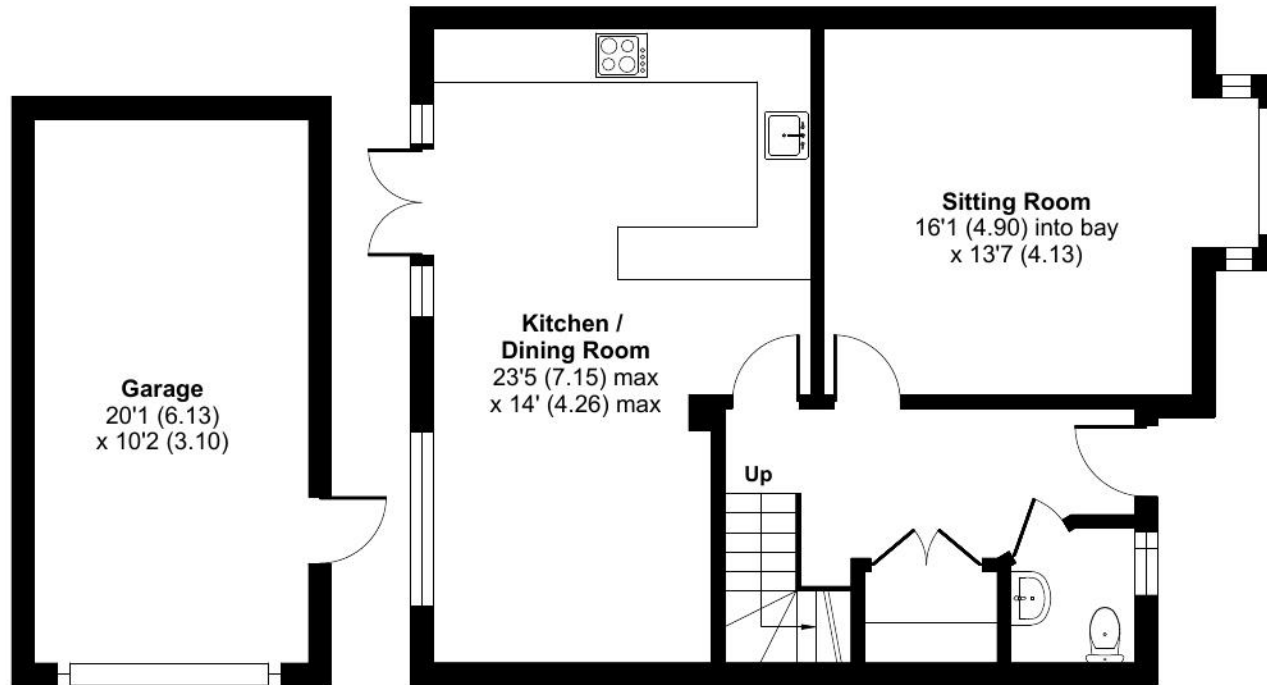


Approximate Area = 1289 sq ft / 119.7 sq m

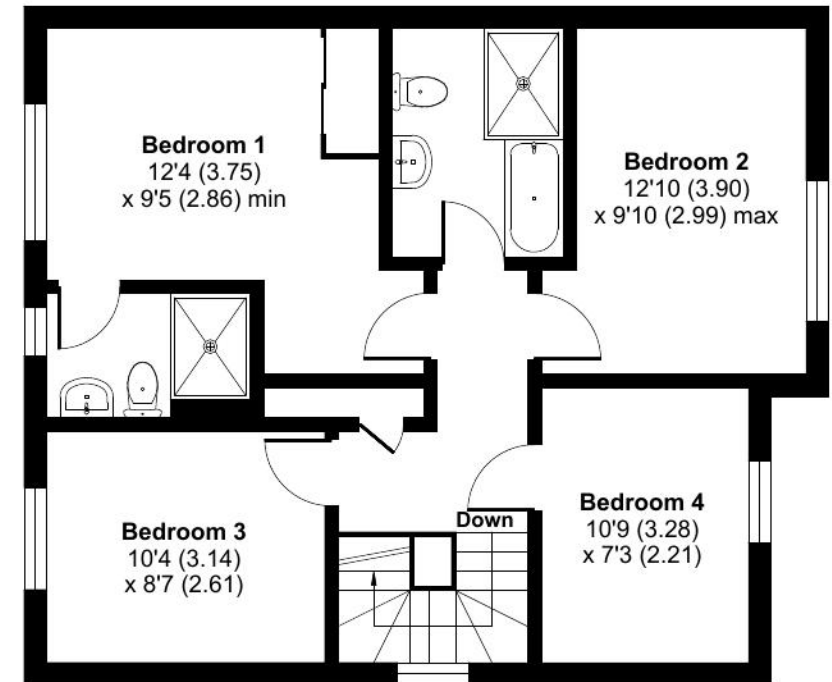
Garage = 205 sq ft / 19 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

