



HAILES MEADOW HAUGHLEY

FOR SALE

- SEMI-DETACHED HOME
- POPULAR VILLAGE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- WELL-PRESENTED
- COUNCIL TAX B
- EPC B

PRICE
£210,000



GD Estates are delighted to offer to the market this ideally located 2-bedroom semi-detached home in the popular village of Haughley. The property is offered to the market with no onward chain and the internal accomodation comprises open plan kitchen, diner and living area, two double bedrooms, family bathroom and downstairs cloakroom. Externally there is a low-maintenance rear garden, and drive-way offering parking for two vehicles.



LOCATION:

The well-regarded village of Haugley lies 3 miles northwest of Stowmarket, and just a short-distance from the larger market town of Bury St Edmunds. The village is well-served and boasts a primary school, popular public house, convenience store, bakery and post office.

The property is within easy access of the A14 trunk road, providing passage to the nearby towns of Ipswich, Bury St Edmunds, Cambridge and London via the M11.

Nearby Stowmarket, and Elmswell both boast train stations with mainline links to London Liverpool St, making this property ideal for those wishing to enjoy village life, or in need of commuting further afield.

ENTRANCE HALL:

Entry is via uPVC door into the internal hallway. Stairs to first floor. 1x rad. Access to:

SITTING/DINING ROOM
16' 11" x 12' 5" (5.17m x 3.8m)

Open to the kitchen, the light and airy sitting/dining room offers ample space for both living room suite and dining room table and chairs. uPVC window to front aspect. 1x rad. Understairs storage.

KITCHEN
9' 7" x 8' 2" (2.94m x 2.51m):

Well equipped kitchen boasting a range of wall mounted and under counter cabinets beneath square edge wood-effect worktops with complimentary tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Electric oven and gas hob with extractor over. Space and plumbing for dishwasher/washing machine. 1x rad. uPVC window to rear aspect.

REAR PORCH:

Access to rear garden through uPVC door with glazed window.

CLOAKROOM:

Low level WC. Pedestal wash hand basin. 1x rad.

LANDING:

Access to all first floor accomodation. Loft hatch.

BEDROOM 1
12' 4" x 8' 11" (3.78m x 2.74m):

Double bedroom boasting double built in wardrobes. uPVC window to rear aspect. 1x rad.



BEDROOM 2

12' 4" x 10' 1" (3.78m x 3.09m):

Second double bedroom with built in storage cupboard. uPVC window to front aspect. 1x rad.

BATHROOM

5' 6" x 5' 2" (1.68m x 1.58m):

Boasting three piece white suite comprising paneled bath with mains shower and screen over, Low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.

OUTSIDE:

To the rear the property offers a low-maintenance rear garden, predominantly shingled with paved path to rear door, and side access to the front of the property. To the front the property boasts a drive-way offering parking for two vehicles in tandem.

TENURE:

The property is FREEHOLD, chain free, and is to be sold with vacant possession.

SERVICES:

Mains services are connected including gas, water, electricity and drainage. Gas central heating

LOCAL AUTHORITY & COUNCIL TAX BAND:

Mid Suffolk District Council. Council Tax Band B



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