



# 9 Eve Balfour Way

Haughley, Stowmarket, Suffolk IP14 3NW



ML Property are delighted to offer for sale this superbly presented 3 bedroom semi detached house situated in the popular village of Haughley. The extended property which now boasts circa 1100sqft of accommodation benefits from a garage and off road parking.



# £325,000

x3    x2    C

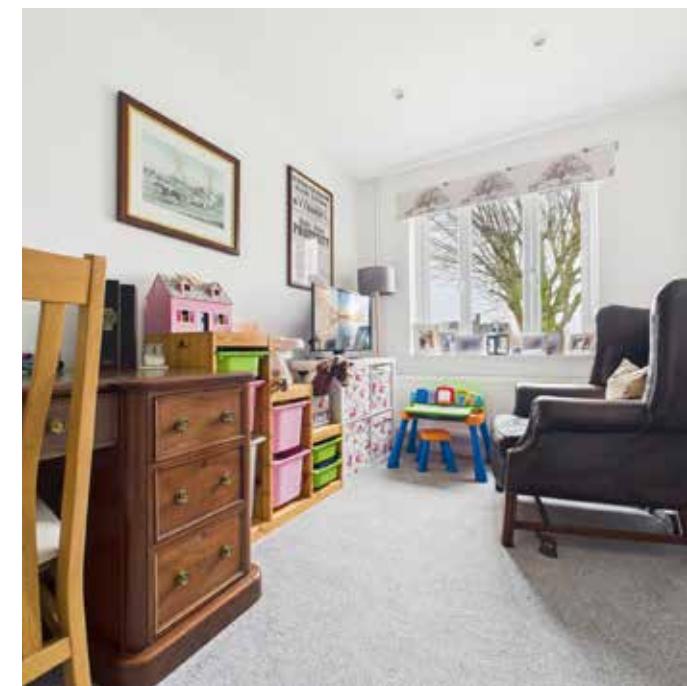
## at a glance

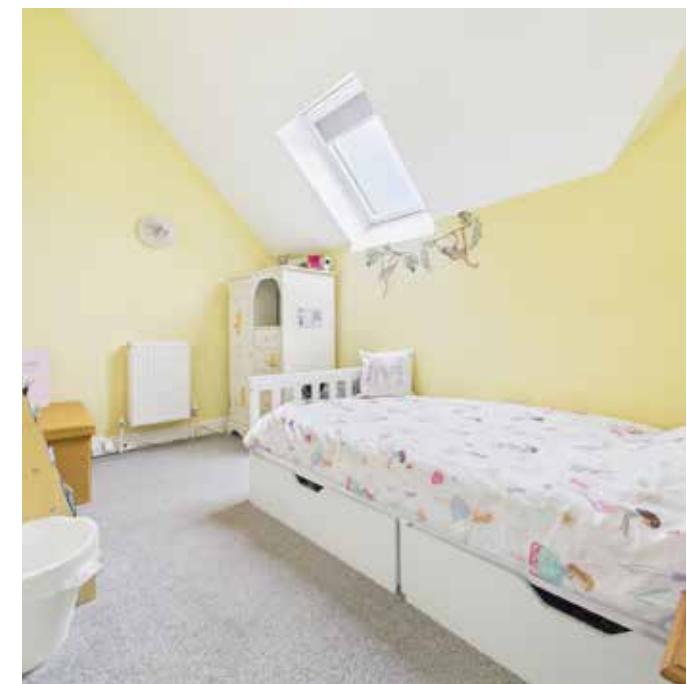
- 3 Bedroom semi detached house
- Extended accommodation to ground and first floor
- Master bedroom with vaulted ceiling and en-suite shower room
- Superbly presented throughout
- Gas fired central heating and UPVC Windows
- Single garage and off road parking
- Enclosed rear garden
- Situated in a popular well served village

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The property which as previously mentioned is presented in superb condition throughout affords the following accommodation - hallway with cupboard, snug/study and kitchen opening up to the good size open plan living area. On the first floor there is an impressive master bedroom with en-suite shower room and a range of built in wardrobes, two further bedrooms and a family bathroom. The property is further enhanced by UPVC Windows and Gas fired central heating.



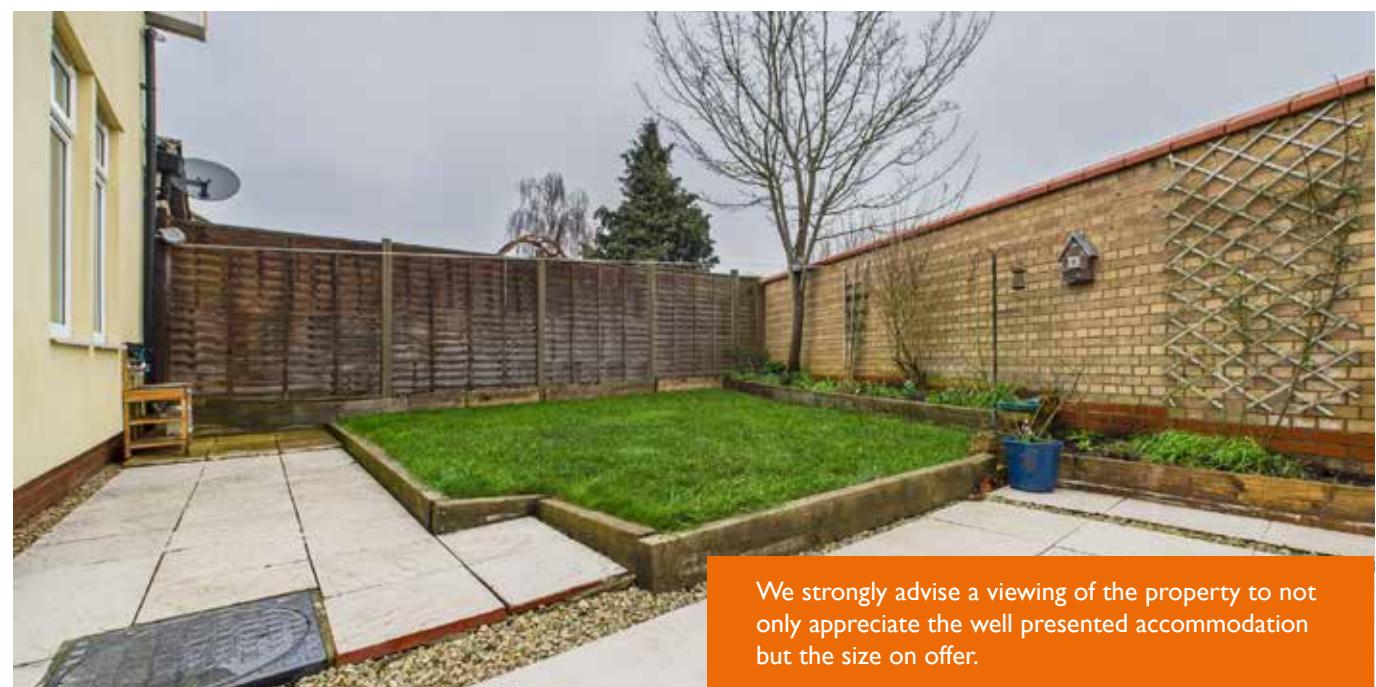


## outside

Externally the property benefits from a front garden laid to lawn with a shingle driveway to the side leading to a single garage with up and over door and personal door to the rear garden. The fully enclosed rear garden benefits from a range of decking, patio and shingle areas with an area of lawn immediately to the rear.

## location

The property is situated in the picturesque and historic village of Haughley provides a good range of everyday amenities including general stores, post office, bakery, village pub and Church. Convenient access is afforded to the A14 linking the midlands the east coast ports and London via the M11. 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.



We strongly advise a viewing of the property to not only appreciate the well presented accommodation but the size on offer.

## ground

### Hallway

Study/Snug	2.28m (7'5) x 3.47m (11'4)
Kitchen	4.20m (13'9) x 2.97m (9'8)
Open Plan Living Area	4.09m (13'5) x 5.34m (17'6)

## first

Master Bedroom*	3.44m (11'3) x 5.21m (17'1)
En-Suite Shower Room	
Bedroom 2	3.13m (10'3) x 3.48m (11'5)
Bedroom 3	1.98m (6'6) x 3.31m (10'10)

### Family Bathroom

\*max - with vaulted ceiling and built in wardrobes

## services

Mains water, drainage and electricity. Heating is provided by a Gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band C

Please see Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

The Agent has 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 or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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