

BUCKS

PROPERTY AGENTS



45 Steggall Road, Haughley, IP14 3FH

Offers Over £260,000

- Three Double Bedrooms
- En-Suite To Master Bedroom
- Utility Area
- Sealed Unit Double Glazed
- Off Road Parking For Two Vehicles
- Semi-Detached House
- Kitchen/Diner
- Cloakroom
- Gas Radiator Central Heating
- Village Location

45 Steggall Road, Haughley IP14 3FH

Nestled on the charming Steggall Road in Haughley, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned double bedrooms, providing ample space for relaxation and rest. The master bedroom features a convenient en-suite, ensuring privacy and comfort. Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the kitchen/diner, which is enhanced by elegant French doors that open directly into the rear garden. This seamless connection to the outdoors creates an inviting atmosphere, ideal for summer gatherings or simply enjoying the fresh air. The property also includes a utility area, adding practicality to daily living, and a cloakroom for added convenience. With off-road parking available for two vehicles, you will never have to worry about finding a space after a long day. The rear garden offers a private retreat, perfect for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

This home is not only well-equipped but also situated in a desirable location, making it a fantastic choice for anyone looking to settle in a serene neighbourhood with the surrounding area known for its natural beauty and tranquil atmosphere, providing a perfect setting for a relaxed lifestyle with picturesque country walks and scenery. Haughley offers many amenities such as public house, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 providing links to Stowmarket and Bury St Edmunds which offer main rail links to London Liverpool Street, Cambridge and Norwich. And is a short 8 minute drive to the market town of Stowmarket. With its blend of comfort, style, and practicality, this property is sure to impress.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, laminate floor and radiator.

Sitting Room

With window to front, understairs cupboard, TV point and radiator.

Kitchen/Diner

With French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, range of modern high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, eye level electric double oven, integrated fridge freezer, integrated dishwasher, laminate floor and radiator.

Utility Area

With cupboard housing boiler, plumbing for washing machine, matching worktop and splashback and laminate floor.

Cloakroom

With low level W/C, basin, laminate floor and radiator.

First Floor Landing

With loft access.

Bedroom One

With window to rear, built-in double wardrobe with glass sliding doors and radiator.

En-Suite

With window to rear, double shower cubicle, low level W/C, basin in vanity unit, tiled splashbacks, laminate floor and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to front, built-in high level storage cupboard and radiator.

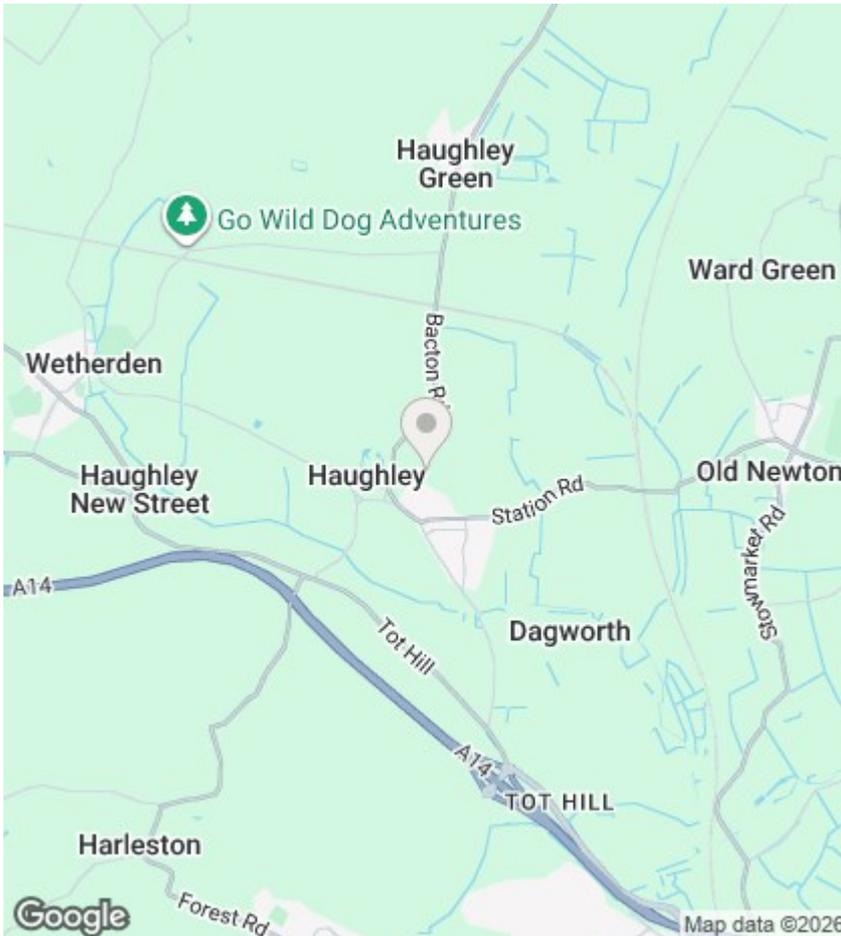
Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, basin in vanity unit, shaver point, tiled splashbacks, vinyl floor and heated towel rail.

Outside

To the front of the property paving stones leading to the front door and providing off road parking for

two vehicles. To the rear of the property with shared access to a side gate leading to rear garden comprising of patio area ideal for outside entertaining, lawn, shed and for privacy and seclusion is fenced all around.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Turn right onto The Folly Slight right to stay on The Folly Turn left onto The Grn Turn left onto Bacton Rd Turn right onto Steggall Rd. Destination will be on the right Arrive: Stowmarket IP14 3FH, UK

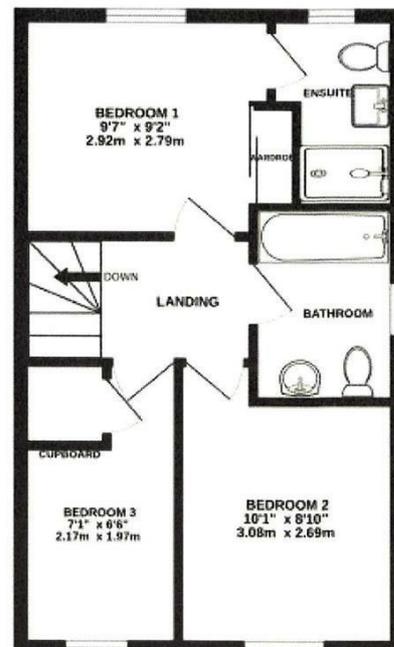
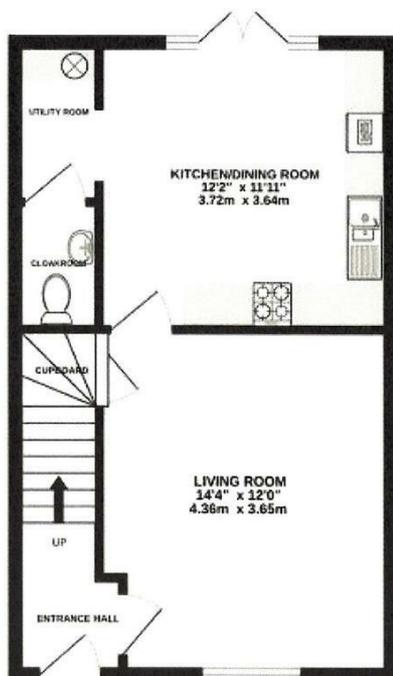
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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