



Rock Estates



Robinson Close

Haughley, Stowmarket, IP14 3FG

Guide price £435,000



4



2



2



B

## Robinson Close

Haughley, Stowmarket, IP14 3FG

Nestled in the charming village of Haughley, Stowmarket, this delightful house on Robinson Close offers a perfect blend of comfort and convenience. The property is situated in a peaceful cul-de-sac, providing a serene environment while still being within easy reach of local amenities and transport links.

As you approach the house, you will be greeted by a well-maintained exterior that reflects the care and attention given to this home. Inside, the property boasts a spacious layout, ideal for both family living and entertaining. The living areas are filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped, providing ample space for culinary adventures and family gatherings.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is designed with comfort in mind, ensuring a restful night's sleep. The bathroom facilities are modern and well-appointed, catering to the needs of a busy household.

Outside, the garden provides a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. It is a perfect spot for children to play or for hosting summer barbecues with friends and family.

Living in Haughley means you can enjoy the tranquility of village life whilst being just a short drive from the bustling town of Stowmarket, where you will find a variety of shops, restaurants, and recreational facilities. The area is well-connected by public transport, making it easy to commute to nearby towns and cities.

This property on Robinson Close is an excellent opportunity for those seeking a family home in a friendly community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.





### Entrance Hall

Antico flooring, radiator, utility cupboard housing washing machine and dryer, boiler.

### Cloakroom

Antico flooring, low level w/c, vanity basin, radiator, double glazed window to front.

### Living Room

137" x 135" (4.15 x 4.11)  
Double glazed bay window to front, carpet, radiator, TV point.

### Kitchen/Diner

13'11" x 23'7" (4.25 x 7.20)  
Wall and base level units with work surfaces over, integrated double oven and gas hob, integrated fridge/freezer and dishwasher, butler sink with mixer tap over, spotlighting, antico flooring, double glazed patio doors to rear, double glazed window to rear, radiator.



### Landing

Radiator, double glazed window to side over stairwell.

### Master Bedroom

95" x 120" (2.88 x 3.68)  
Double glazed window to rear, radiator, TV point, built in wardrobes, door to;

### Ensuite

LVT flooring, low level w/c, vanity basin, radiator, walk in shower, double glazed window to side.

### Bedroom Two

81" x 121" (2.47 x 3.70)  
Double glazed window to front, radiator, built in wardrobes.

### Bedroom Three

104" x 86" (3.15 x 2.61)  
Double glazed window to rear, radiator.

### Bedroom Four

75" x 113" (2.28 x 3.43)  
Double glazed window to front, radiator.

### Bathroom

White suite comprising bath, shower cubicle, vanity basin, low level w/c, heated towel rail, double glazed window to side, spotlighting, LVT flooring, extractor.

### Outside

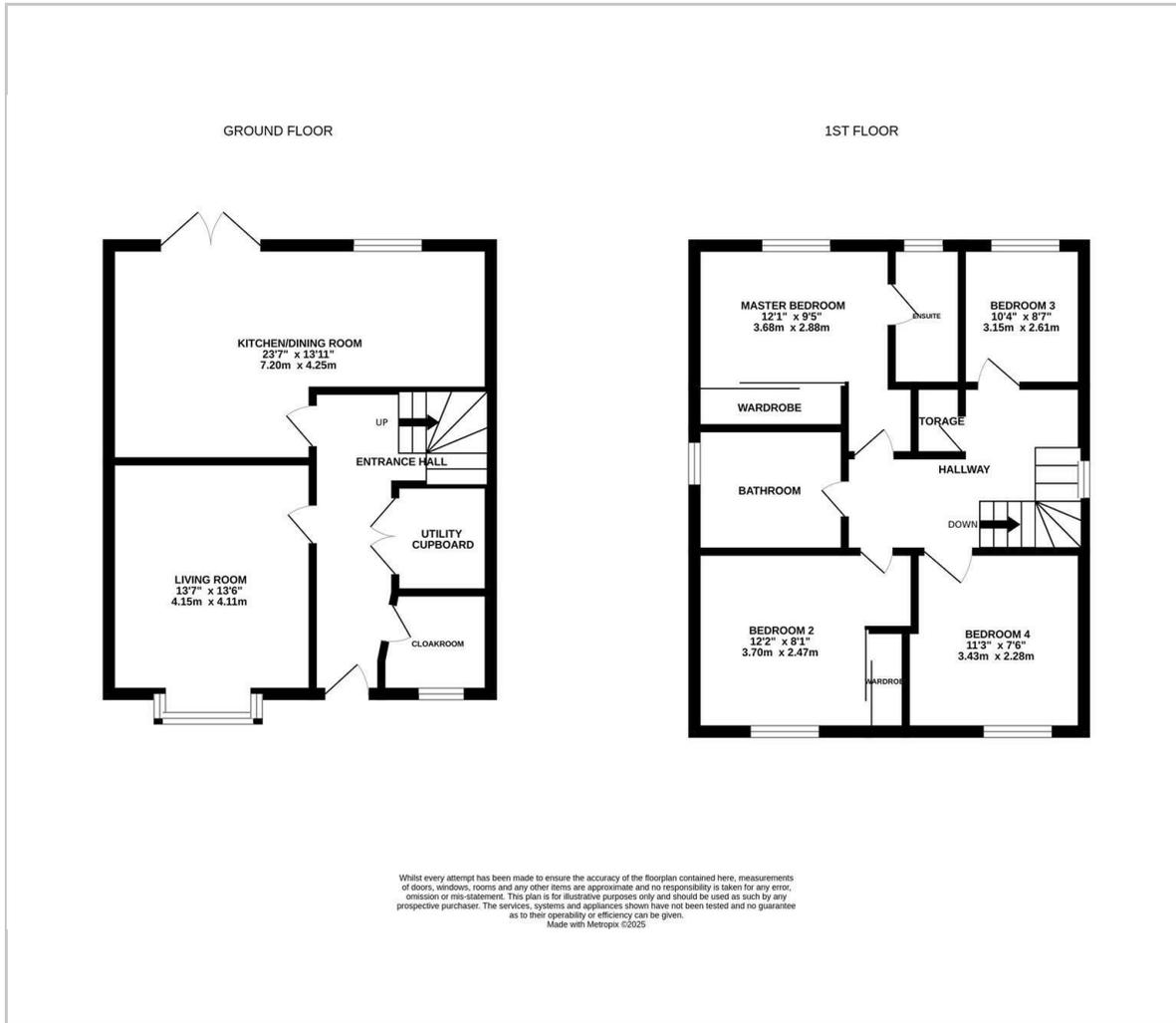
The property boasts a fully enclosed rear garden with patio seating areas to enjoy, astro turf, mature shrubs and plants, power sockets and tap. To the front there is a private driveway with parking for two cars and single garage.

### Agents Notes

There is an annual ground rent charge of approx £200 per annum - exact amount tbc.



## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddendam Road., Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

## Area Map



## Energy Efficiency Graph

