



## WOOD VIEW, HAUGHLEY

IP14 3SD

£450,000  
FREEHOLD

An immaculately presented ex-show home situated in the sought-after village of Haughley, offering a spacious and stylish layout throughout. The ground floor comprises a welcoming entrance hallway, cloakroom, a former study now utilised as a practical utility room (easily reinstated), a modern open plan kitchen/dining room and a bright, inviting sitting room. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a contemporary family bathroom. Externally, the property continues to impress with a driveway providing parking for multiple vehicles, an oversized double garage, and a beautifully maintained private rear garden featuring a patio, decked seating area, and well-stocked flower and shrub borders. Viewing highly recommended!

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# WOOD VIEW

- Stunning 4 Bedroom Detached Ex Show Home • Stylish Kitchen/Dining Room • Larger Than Usual Double Garage & Off Road Parking • Gas Fired Central Heating • Spacious Sitting Room • Master Bedroom With En-Suite • Large Utility & A Ground Floor Cloakroom • Three Further Generous Sized Bedrooms • Private Landscape Rear Garden • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with window to the side. Storage cupboard and stairs to the first floor. Radiator.

## Cloakroom

WC and stylish vanity unit with inset sink. Window to front and radiator.

## Sitting Room

Bright and well-proportioned room with media wall, space for TV and fitted electric fire. French doors opening into the garden and patio seating area. Window front and radiator.

## Kitchen/Dining Room

Impressive shaker style kitchen with a wide range of wall and base cupboard and drawer units with ample work tops over and breakfast bar. Inset sink and drainer. Integrated appliances include eye level oven with microwave oven, gas hob and extractor hood over. Dishwasher and full fridge freezer. Window to side and under stairs storage cupboard. Seamlessly flows into the dining area with dual aspect windows to rear and side. French doors opening directly into the rear garden on to the patio. Radiator.

## Utility Room

Formerly the study, this utility room is equipped with base cupboards and space for washing machine, tumble dryer and undercounter fridge or freezer. Dual aspect windows to front and side. Radiator.

## Landing

Window to rear. Loft access and airing cupboard. Radiator.

## Bedroom 1

Large double room with built in mirrored wardrobes. Window to rear and radiator.

## En-Suite

Modern suite, WC and wash hand basin. Fully tiled shower cubicle with rainfall shower head over and handheld shower. Window to front and heated towel rail.

## Bedroom 2

Double room with dual aspect windows to side and rear.

## Bedroom 3

Double room with dual aspect windows to side and rear.

## Bedroom 4

Dual aspect windows to front and side. Radiator.

## Bathroom

Stylish fully tiled bathroom with WC, wash hand basin and bath with shower over. Window to side and heated towel rail.

## Outside

### Front Garden

The front of the property features well-established flower and shrub borders, with a pathway leading to the front door. A generous driveway provides ample off-road parking and leads to an impressive double garage.

### Rear Garden

The rear garden enjoys a good degree of privacy and is partially enclosed by attractive walling. It features a patio area along with a separate decked seating space for relaxing. The garden is mainly laid to a well-maintained lawn, complemented by established flower and shrub borders, with convenient pedestrian access to the garage.

### Double Garage

An impressive, larger-than-average double garage featuring a vaulted ceiling with skylights. It benefits from power and lighting, plumbing and drainage for a washing machine and vents for a tumble dryer. Up-and-over doors, and a convenient pedestrian door providing access to the garden.

### Agent's Note

Current service charges are £370 for the year paid in July. Reviewed annually

### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: E**

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