





**Castle Rise, Haughley, Stowmarket, IP14 3PR**

william h brown

*welcome to*

# Castle Rise, Haughley, Stowmarket

We are pleased to offer this delightful link detached home in Haughley boasting four generous bedrooms, well-equipped kitchen & two reception rooms. Enjoy a tranquil garden with mature trees & hosting patio area, plus a garage & spacious driveway. Call to view now!

## Haughley

Haughley is a quaint and picturesque village in the heart of Suffolk, England. With its rich history and serene landscapes, it offers a quintessentially English rural experience.

Haughley boasts a vibrant community spirit. Despite its small size, the village hosts various local events throughout the year, fostering a sense of togetherness among its residents. The Haughley Festival, an annual celebration featuring music, arts, and local crafts, is a notable highlight that draws visitors from the surrounding areas.

Surrounded by lush fields and woodlands, Haughley is a haven for nature lovers. The village offers numerous walking and cycling paths, allowing residents and visitors alike to explore the stunning Suffolk countryside. These natural landscapes provide a peaceful escape from the hustle and bustle of urban life.

While maintaining its rural charm, Haughley is equipped with essential amenities. The village features a local shop, a traditional pub, and a primary school, ensuring that residents have access to necessary services without having to venture far. Additionally, its proximity to the town of Stowmarket provides further conveniences, including shopping centres and transportation links.

## Castle Rise

Situated in the picturesque village of Haughley, this delightful link detached home offers the perfect setting for family living. Conveniently located, it is just a stone's throw from local amenities, excellent travel links, and the A14, providing easy access to nearby towns and cities.

As you enter the property, you are greeted by an inviting entrance hall complete with a built-in cupboard for storage and a staircase leading to the first floor. The ground floor also features a practical downstairs cloakroom with a two-piece suite.

The spacious lounge is perfect for relaxation and entertainment, while the well-appointed kitchen boasts wall and base units with roll-top work surfaces, a double electric oven with a five-ring gas hob, an integrated dishwasher, and space for a fridge freezer. Adjacent to the kitchen is a handy lobby that connects to the garage and leads to the serene rear garden. The garage is equipped with an electric roller door, power, and lighting, adding to the home's practicality.

For family meals and gatherings, the dining room offers a cosy space with a built-in cupboard for additional storage.

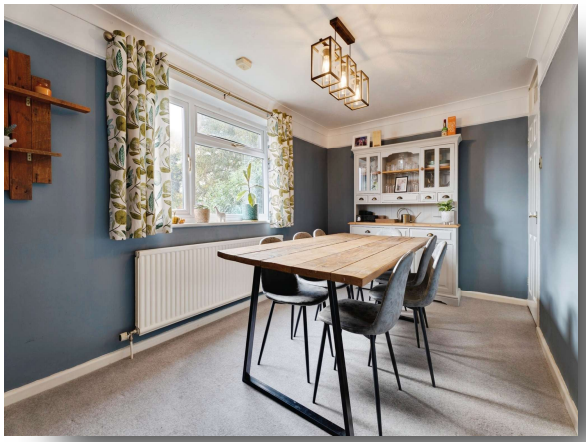
Upstairs, the landing provides access to the loft and includes a built-in cupboard. The home features four generously sized bedrooms, with one offering a built-in wardrobe. A well-designed family bathroom with a three-piece suite completes this level, ensuring comfort and convenience for all family members.

The exterior of the property is equally impressive, with a rear garden that is both fence-enclosed and thoughtfully landscaped. It includes a patio area, lawn, raised beds, and mature trees, perfect for outdoor relaxation and summer barbecues.









## Accommodation

### Entrance Hall
Part glazed front door, stairs to first floor, built-in cupboard, coved ceiling and radiator,

### Downstairs Cloakroom
Frosted window to front, fitted with a back to wall WC and vanity sink with mixer tap, extractor fan, fully tiled walls, heated towel rail and ceramic tiled flooring.

### Dining Room
Window to front, built-in cupboard, coved ceiling, radiator and carpeted flooring.

### Lounge
Patio door to rear, coved ceiling, wall lights, radiator and carpeted flooring.

### Kitchen
Window and Patio door to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, double electric oven with five ring gas hob and cooker hood over, integrated dishwasher, space for fridge freezer, radiator, coved ceiling, part tiled walls, spotlights and ceramic tiled flooring.

### Lobby
Door to garage and rear garden and ceramic tiled flooring.

### Garage
Electric roller door, power and light and door to rear.

### First Floor Landing
Access to loft, coved ceiling, spotlights and built-in cupboard.

### Bedroom One
Window to front, coved ceiling, radiator and carpeted flooring.

### Bedroom Two
Window to rear, built-in wardrobe. coved ceiling, radiator and carpeted flooring.

### Bedroom Three
Window to rear, coved ceiling, radiator and carpeted flooring.

### Bedroom Four
Window to rear, coved ceiling, radiator and carpeted flooring.

### Family Bathroom
Frosted window to front, fitted with a three-piece suite comprising a panelled bath with shower over and screen, back to wall WC and vanity sink, fully tiled walls, coved ceiling, spotlights, heated towel rail and ceramic tiled flooring.

## Outside

### Rear Garden
Fence enclosed with patio and lawn areas, raised beds and mature trees.

### Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

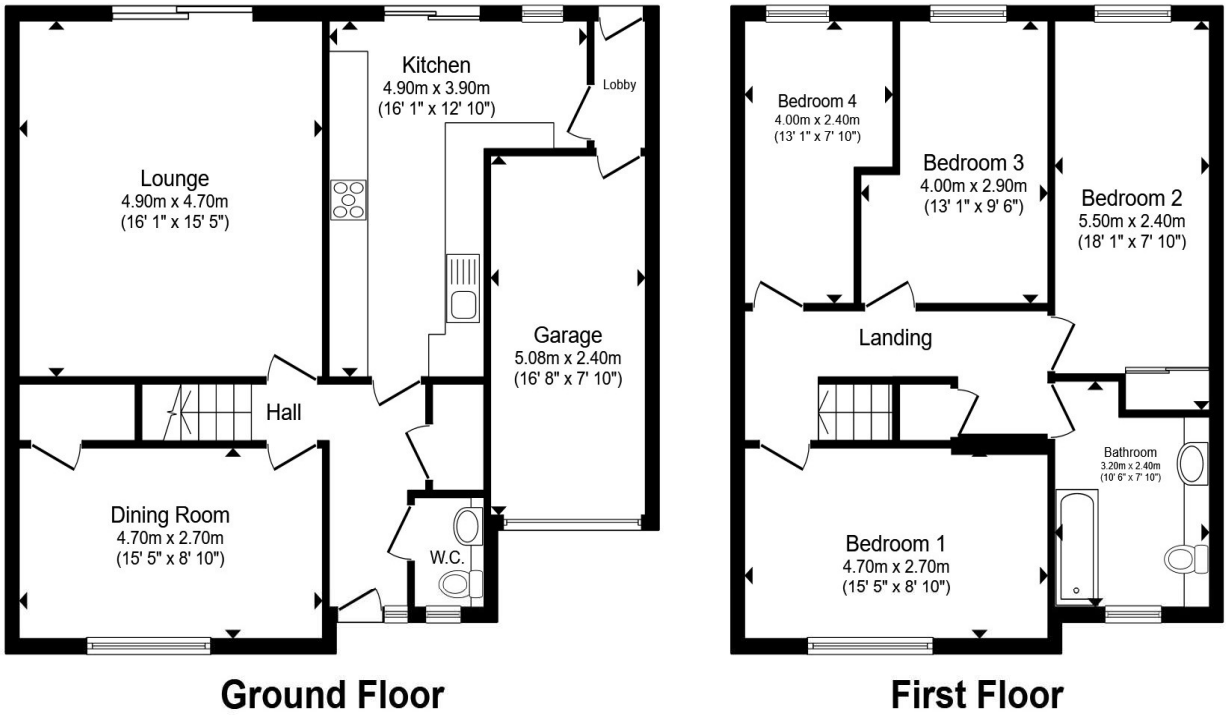
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## Castle Rise, Haughley, Stowmarket

- 4-Bed Link Detached Home
- 2 Reception Rooms
- Garage & Driveway
- Generous Rear Garden With Patio Area & Mature Trees
- Family Bathroom & Downstairs Cloakroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

# £350,000




Total floor area 140.9 m² (1,516 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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