

oakheart



£430,000

Offers In Excess Of  
Welham Close, Haughley



Set within the charming Suffolk village of Haughley, this attractive modern development combines countryside living with easy access to nearby market towns and transport links. The village offers a strong sense of community and benefits from scenic surroundings, making it ideal for families and professionals. With excellent road and rail connections via Stowmarket, residents enjoy both village life and convenient commuting.

Built circa 2022 by Bloor Homes, this beautifully presented four bedroom detached home has been tastefully updated by the current owners and benefits from a sociable layout that is ideal for both entertaining and everyday family life.

As you enter the property, the welcoming entrance hall sets the tone for the standard of the home, and provides access to a ground floor cloakroom and a useful laundry cupboard with space for a washing machine and a tumble dryer. To the right of the hallway is a comfortable lounge, featuring a large box bay window to the front, allowing an abundance of natural light to fill the room.

Across the rear of the property is an impressive L-shaped kitchen/diner—the heart of the home. It offers ample storage, integrated appliances, generous worktop space, and plenty of room for dining and entertaining. French doors open onto the garden, creating a seamless indoor-outdoor connection.

Upstairs, the landing leads to four well-proportioned bedrooms and a modern four piece family bathroom. The principal bedroom also benefits from fitted wardrobes and an en-suite shower room.

Outside, the enclosed family friendly rear garden is a good size, and mainly laid to lawn with a selection of trees and hedging. A garage with up and over door, and a private driveway providing tandem parking for up to three vehicles complete the property.

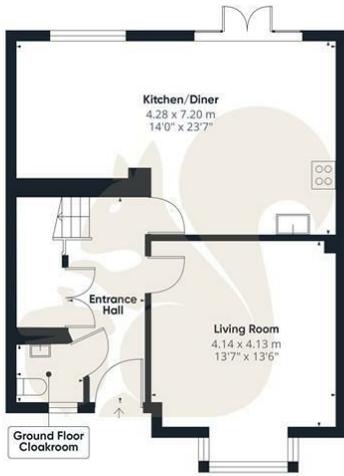
In our opinion, this superb modern home offers balanced living space, quality finishes, and a desirable village setting, making it ideal for families or professionals alike.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA™**

125.21 m<sup>2</sup>  
1347.72 ft<sup>2</sup>

**Main building total**

125.21 m<sup>2</sup>  
1347.72 ft<sup>2</sup>

**Building 2 total**

20.64 m<sup>2</sup>  
222.13 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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