

oakheart



£300,000

Offers In Excess Of
Welham Close, Haughley, Stowmarket

**** GUIDE PRICE £300,000-£325,000 ****

A beautifully presented family home situated in the sought-after Suffolk village of Haughley.

The property offers well-planned accommodation including a welcoming living room, spacious kitchen/dining room with modern fitted appliances, useful utility space, ground floor cloakroom, three bedrooms, en-suite shower room, and family bathroom.

Externally, the property benefits from a well-maintained rear garden with lawn, patio areas, pergola, shed, and gated access to the driveway. Ideally located for village amenities and countryside walks, while also providing convenient access to the A14, and nearby Stowmarket and Bury St Edmunds.

Haughley is a charming and historic Suffolk village, ideally positioned with a strong sense of community and a range of local amenities including a village shop, public houses, and a

well-regarded primary school. Surrounded by attractive countryside, the village offers a peaceful rural setting while remaining conveniently located for access to the nearby market towns of Stowmarket and Bury St Edmunds, providing a wider selection of shopping, leisure, and transport facilities. Excellent road links and nearby rail connections make Haughley an appealing location for both commuters and those seeking village life.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	

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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