



DAVID
BURR

49 Steggall Road, Haughley

Contemporary three-bedroom living in the heart of Haughley

Introduction

Set within a modern development in the popular Suffolk village of Haughley, 49 Steggall Road is an attractive three-bedroom semi-detached home offering thoughtfully arranged accommodation, an enclosed garden and convenient off-road parking.

The ground floor includes a spacious 16 ft sitting room and a well-proportioned kitchen with French doors opening onto the garden. A separate utility room and cloakroom add valuable everyday practicality. Upstairs are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom.

Haughley is a well-regarded village with a strong sense of community and a useful range of amenities, including a village shop, primary school, public house, church and recreational facilities. The surrounding Suffolk countryside provides opportunities for walking and cycling, while nearby Stowmarket offers a wider choice of shops, supermarkets and leisure facilities.

For commuters, Stowmarket railway station provides services towards Ipswich, Norwich and London Liverpool Street, while the nearby A14 offers convenient road connections across the region. Combining modern comfort with village surroundings, 49 Steggall Road is an appealing home for first-time buyers, young families and anyone seeking a well-connected Suffolk lifestyle.



Key Features

- Attractive three-bedroom semi-detached home
- Approximately 873 sq ft of accommodation
- Spacious 16 ft sitting room
- Kitchen with French doors to the rear garden
- Separate utility room and ground-floor cloakroom
- Principal bedroom with en suite shower room
- Modern family bathroom
- Enclosed rear garden
- Driveway providing off-road parking
- Popular village location close to local amenities



Living & Daily Life

The spacious 16 ft sitting room provides a comfortable setting for relaxing, entertaining and spending time together. Its generous proportions allow for distinct seating areas, while a large front window brings plenty of natural light into the room.

To the rear, the kitchen offers space for everyday dining and opens directly onto the garden through French doors—ideal for summer meals and easy outdoor living.

A separate utility room keeps laundry and household tasks neatly contained, while the ground-floor cloakroom adds further convenience. Together, these thoughtfully arranged spaces create a home that works effortlessly from busy mornings through to relaxed evenings.



Bedrooms & Bathroom

Three well-proportioned bedrooms are arranged across the first floor. The principal bedroom enjoys the privacy of its own en suite shower room, while the two further bedrooms provide flexible space for children, guests or home working.

A separate family bathroom serves the additional bedrooms and includes a full-size bath. Together with the ground-floor cloakroom, the arrangement is practical for family life, visiting guests and busy mornings.



Parking & Outside Space

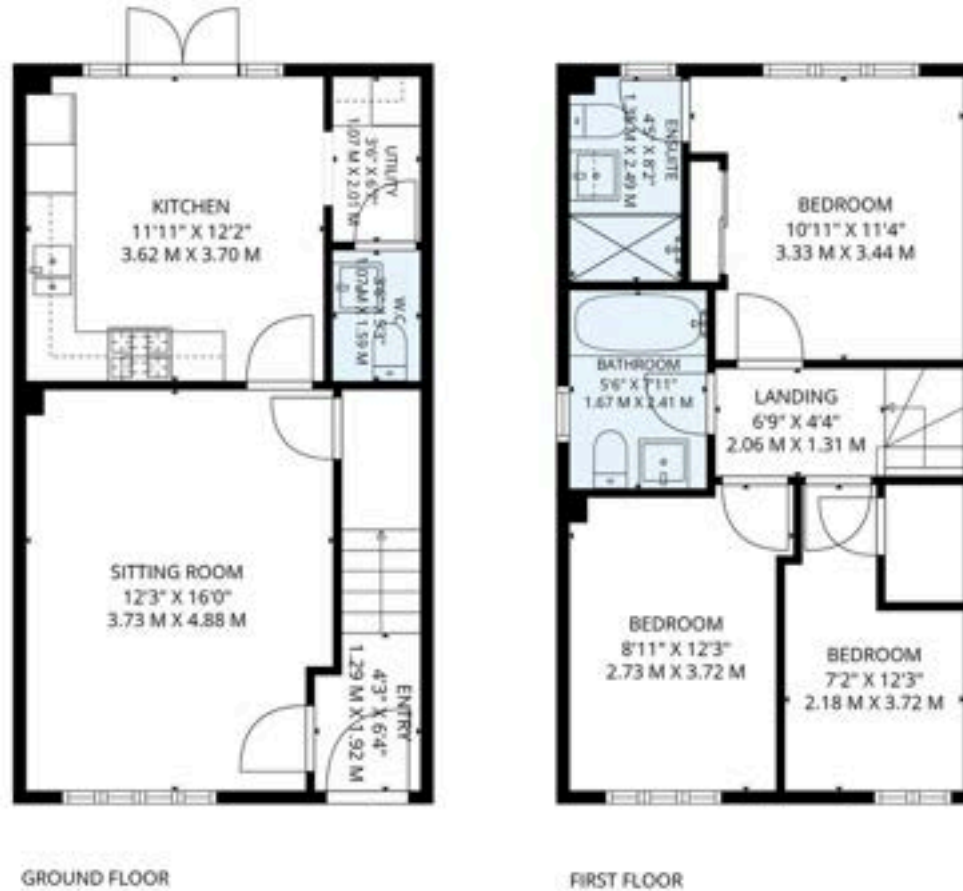
A driveway positioned beside the property provides convenient off-road parking, while a pathway leads to the front entrance through a neatly planted frontage.

To the rear is an enclosed garden with direct access from the kitchen, creating a natural extension of the ground-floor living space.

The garden offers room for outdoor dining, children's play and relaxed summer entertaining, while remaining manageable for everyday upkeep.



Floorplan



TOTAL: 873 sq. ft, 82 m2
GROUND FLOOR: 425 sq. ft, 40 m2, FIRST FLOOR: 448 sq. ft, 42 m2
EXCLUDED AREAS: UTILITY: 23 sq. ft, 2 m2, WALLS: 69 sq. ft, 5 m2

All Measurements are Approximate. This Floor Plan is a Guide Only. Produced By Trapp.



Property information

Mid Suffolk District Council - C

EPC Rating: **B**

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID
BURR**

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk