

# BUCKS

PROPERTY AGENTS



28 Fishponds Way, Haughley, Stowmarket, IP14 3PJ

Offers Over £350,000

- Three Bedrooms
- Kitchen/Diner
- Single Garage
- Sealed Unit Double Glazing
- Approx 1/3 Acre STS
- Link Detached Bungalow
- Utility Room
- Off Road Parking for Several Vehicles
- Oil Radiator Central Heating
- Needs Modernisation



# 28 Fishponds Way, Stowmarket IP14 3PJ

Nestled in the charming area of Fishponds Way, Haughley, this delightful three-bedroom detached bungalow presents a wonderful opportunity for those seeking a project to make their own. Set on a generous plot of approximately one-third of an acre, subject to survey, this property offers ample outdoor space, perfect for gardening enthusiasts or families looking for room to play. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The kitchen and dining area, along with a convenient utility room, offer a practical layout for everyday living. The three well-proportioned bedrooms provide comfortable accommodation, while the bathroom completes the internal layout. The property also boasts a single garage and off-road parking for several vehicles, ensuring convenience for residents and visitors alike. Although the bungalow requires modernisation, this presents a unique chance for buyers to personalise the space to their taste and lifestyle.

With its peaceful location nestled in a serene neighbourhood with the surrounding area, Haughley offers many amenities such as public house, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 providing links to Stowmarket and Bury St Edmunds which offer main rail links to London Liverpool Street, Cambridge and Norwich. And is a short 8 minute drive to the market town of Stowmarket and potential for transformation, this bungalow is a rare find in the market. Whether you are a first-time buyer, a family looking to settle down, or an investor seeking a promising project, this property is well worth considering. Embrace the opportunity to create your dream home in this lovely setting.



Council Tax Band: D



### Hall

With loft access and radiator.

### Sitting Room

With large windows to rear and door to outside, laminate flooring, feature open fireplace with chimney, TV point and radiator.

### Kitchen/Diner

With large windows to front, range of units to be fitted, pantry, built-in cupboard, stainless steel sink and drainer and radiator.

### Utility Room

With large window to rear, built-in cupboard, basin, large cupboard that houses the hot water tank, boiler, plumbing for washing machine and personnel door to the garage.

### Cloakroom

With window to rear and low level W/C.

### Bedroom One

With window to front and radiator.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

With window to rear and radiator.

### Bathroom

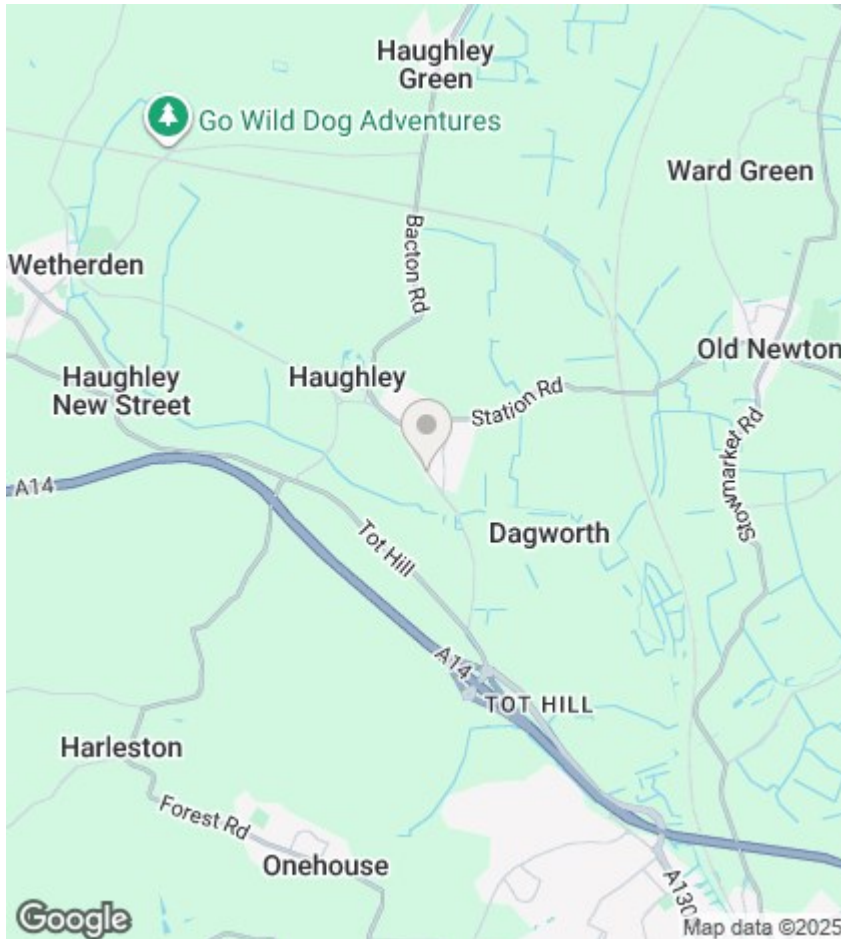
With window to side, fully tiled walls, bath with mixer tap and shower attachment, basin, low level W/C and heated towel rail.

### Outside

To the front of the property are mature shrubs, trees and lawn with a sweeping block paved driveway which provides off road parking for several vehicles leading to a single garage with double opening doors for one vehicle with power and light connected. The rear garden comprises of lawns, mature shrubs and trees, large shed, pond and for privacy and seclusion is surrounded by fencing.

### Agent Notes

In the garden there is a static mobile home not in useable condition.



## Directions

Start: Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Turn right onto Fishponds Way Destination will be on the left Arrive: Fishponds Way, Haughley, Stowmarket IP14

## Viewings

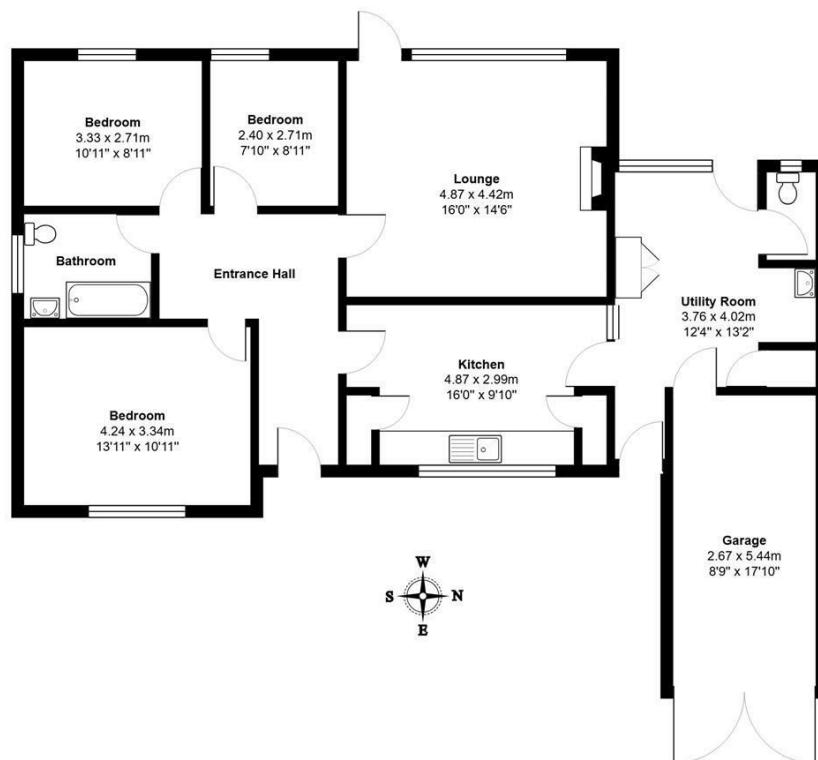
Viewings by arrangement only.

Call 01449614700 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 118.3 m<sup>2</sup> ... 1273 ft<sup>2</sup>