

The Folly, Haughley, Stowmarket



- FARMLAND VIEWS
- HAUGHLEY VILLAGE
- CONSERVATORY
- PLENTY OF LOCAL AMENITIES

- THREE BEDROOM SEMI DETACHED HOUSE
- WOOD BURNER
- EASY A14 ACCESS
- SUFFOLK LANDING

MARKS & MANN



The Folly, Haughley, Stowmarket

Marks and Mann are pleased to bring to market this WELL PRESENTED and spacious THREE BEDROOM SEMI-DETACHED HOUSE located within the historic village of Haughley. The property benefits from having side with access to the rear garden and on the street parking if needed. There is a generously sized lounge and dining room leading to the modern fitted kitchen and downstairs bathroom, three good sized bedrooms to the first floor as well as a Suffolk style landing. The property has been extended with a large conservatory giving the downstairs ample living space for family needs. There is easy access to the A14 and to Stowmarket town centre as well. Early viewing highly recommended to appreciate all this property has to offer!!!

MARKS & MANN

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£270,000 Offers in Excess of

The Folly, Haughley, Stowmarket

Ground floor

Lounge

4.95m x 3.59m (16' 3" x 11' 9")

A very good sized family room with a double glazed window overlooking the fields. A stunning brick fireplace with woodburner and traditional wooden beams give the property a warm homely feeling. Radiator. Amtico flooring throughout with double doors leading into conservatory.

Conservatory

4.66m x 3.21m (15' 3" x 10' 6")

An expansive room with a vaulted ceiling and double door access into the rear garden. Carpeted throughout and has power connected.

Dining Room

3.18m x 2.29m (10' 5" x 7' 6")

A good size dining room with extra space for a fridge/freezer. Large storage cupboard with built-in shelving. Wooden flooring throughout. Radiator. Stairs leading to the first floor with under stairs storage as well.

Kitchen

3.11m x 2.93m (10' 2" x 9' 7")

A spacious kitchen with a range of kitchen units combining oak worktops with a stainless steel sink. Partially tiled walls. Oven with a ceramic hob and there is plumbing for washing machine. Double glazed window to rear and to the side and door to the rear garden. Space for a dishwasher if required.

Bathroom

3.11m x 1.68m (10' 2" x 5' 6")

Well designed three piece suite consisting of P shaped panelled bath with shower over head, modern style his and hers vanity sinks and WC. In addition to all of this there is extra storage through the storage drawers. Radiator. Amtico flooring throughout.

First Floor

Bedroom 1

4.06m x 3.58m (13' 4" x 11' 9")

A very good sized double bedroom with a stunning outlook across the Suffolk countryside. In-built wardrobe space and has been carpeted throughout. Double glazed window. Radiator.

Suffolk Landing

A large space which is a tasteful reminder of all the character this property has to offer with Velux window, loft access and radiator, space is currently being used by the current vendors as a bedroom.

Bedroom 2

3.15m x 1.82m (10' 4" x 6' 0")

A good sized single/double bedroom. Carpeted throughout. Radiator. Double glazed window overlooking the rear garden.

Bedroom 3

3.15m x 1.84m (10' 4" x 6' 0")

A good sized single/double bedroom which has been well maintained. This is where you will find the combi boiler which is only 4 years old. Carpeted throughout. Double glazed window overlooking the rear garden.

Outside

Beautiful farmland views surround the front of the property with the front garden offering mature shrubs, wall and pathway leading to side gate as well as another path to the front door. The rear garden is fully enclosed and comprises of patio, artificial grass, garden surrounded by wall and fencing.

Important Information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band C.

EPC rating E.

Our ref: JS.

Directions

Using a SatNav, please use IP14 3NS as the point of destination.



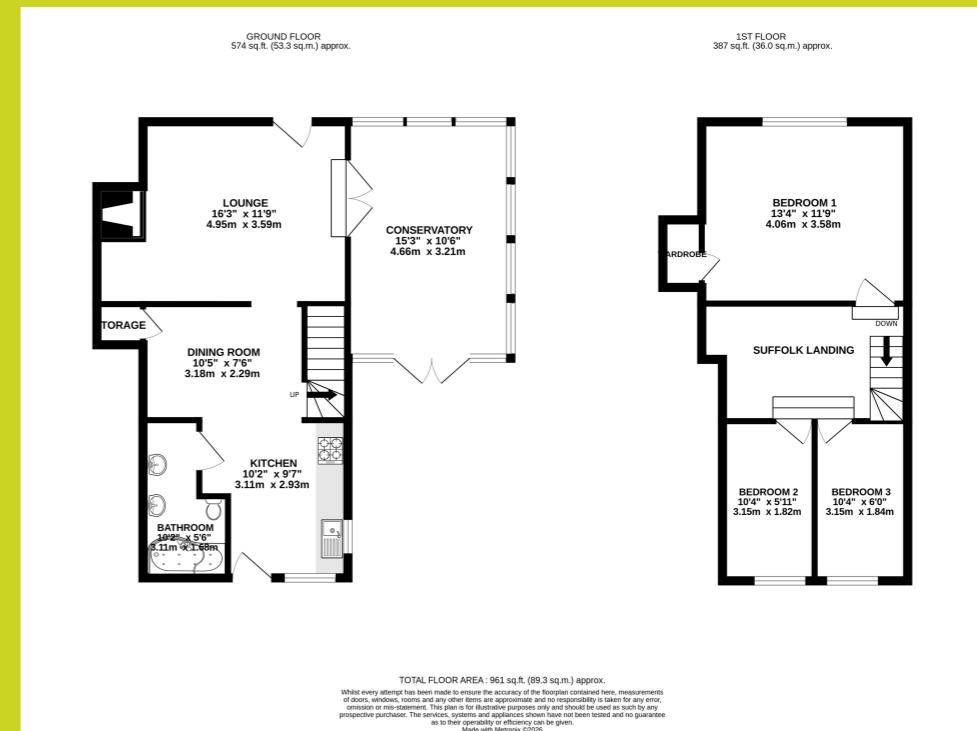
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Disclaimer

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Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	