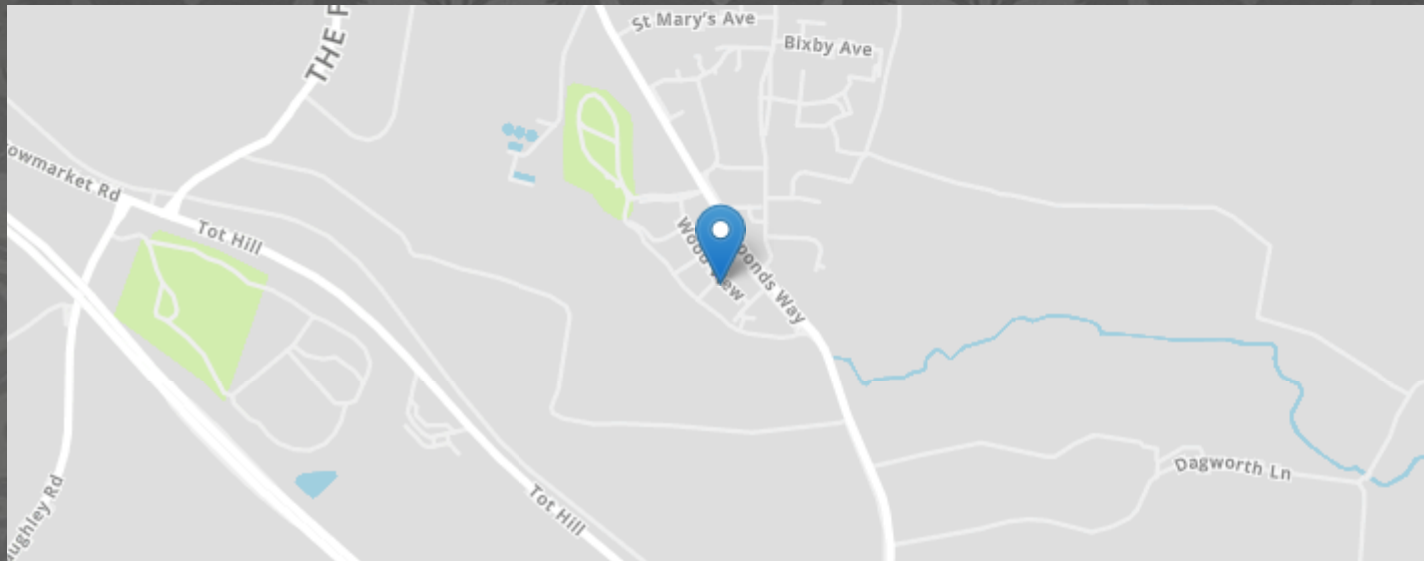


## Wood View, Haughley, Stowmarket



- NHBC WARRANTY REMAINING
- LARGE KITCHEN/DINER
- DOUBLE GARAGE AND DRIVEWAY
- GROUND FLOOR STUDY
- BATHROOM & CLOAKROOM
- SPACIOUS REAR GARDEN WITH WOODLAND VIEWS
- UTILITIES ROOM
- VILLAGE LOCATION
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES

# MARKS & MANN

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# MARKS & MANN



## Wood View, Haughley, Stowmarket

Welcoming to the market this DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED house with DOUBLE GARAGE and driveway located in the village of Haughley. The property benefits from having a large living room, ground floor study, spacious kitchen/diner, utility, cloakroom, two double bedrooms with en-suites, two further double bedrooms, main bathroom and LARGE REAR GARDEN with WOODLAND VIEWS. The property is only TWO YEARS OLD and comes with NHBC warranties. We would advise an early viewing to ensure you don't miss out on this opportunity.

**£475,000 Guide Price**



## Wood View, Haughley, Stowmarket

### Ground Floor

#### Living Room

3.51m x 4.88m (11' 6" x 16' 0") Very well presented living room with LVT flooring and neutral decor. The vendors have added a TV and media storage unit which is negotiable and modern part panelled feature wall. The room is filled with natural light and has a large double glazed window to the front aspect.

#### Kitchen/Diner

8.31m x 3.20m (27' 3" x 10' 6") Spacious and open plan kitchen/diner providing a great space for hosting guests or for family nights in. The kitchen has floor and overhead units with the benefit of having a breakfast bar area for two bar stools. Integrated appliances include double oven, gas hob top with overhead extractor fan, fridge/freezer and dishwasher. This room has LVT throughout with inset spotlights over the kitchen area and two light fittings over the dining area. Stainless steel sink with mixer tap and double glazed window overlooking the rear garden. Double French doors provide access to the patio area from the dining room along with full length double glazed windows. Radiator.

#### Utility Room

1.59m x 1.78m (5' 3" x 5' 10") The utility area has floor units for storage with a stainless steel sink and mixer tap. The utility room houses the boiler and offers space and plumbing for a washing machine. LVT flooring. Inset spotlights. Radiator.

#### Cloakroom

Ground floor cloakroom fitted with WC and wash basin. Radiator. Extractor fan.

#### Study

2.60m x 3.00m (8' 6" x 9' 10") Spacious ground floor study with LVT flooring and modern feature wall. The study has a large double glazed window to the front aspect with made to measure blinds which will stay. Although the room is currently laid out as a study, it does provide the option to be used as a fifth bedroom if desired or a potential play room. Radiator.



### First Floor

#### Main Bedroom

3.61m x 4.25m (11' 10" x 13' 11") Good size double bedroom with fitted carpet and neutral décor. This bedroom has the benefit of three built-in wardrobes and large double glazed window with made to measure blinds. The en-suite is fitted with a three piece suite to include double walk-in shower, WC and wash basin. Full wall tiling within the shower and partly tiled walls throughout. Fitted tiled flooring. Radiator. Extractor fan. Inset spotlights.

#### Bedroom Two

3.70m x 3.76m (12' 2" x 12' 4") Spacious double bedroom with fitted carpet and neutral décor throughout. This bedroom would allow for a double or king size bed and wardrobes. There is a double glazed window to the front aspect with made to measure blinds. Radiator. The second bedroom also benefits from having an en-suite which is fitted with a three piece suite including double walk-in shower, WC and wash basin. The en-suite has a fully tiled shower and partly tiled walls. Double glazed frosted window. Extractor fan. Radiator.

#### Bedroom Three

3.61m x 2.84m (11' 10" x 9' 4") Good size double bedroom with fitted carpet and double glazed window to the rear aspect. The bedroom has a panelled feature wall and offers space for a double bed and wardrobes. Radiator.

#### Bedroom Four

2.48m x 4.31m (8' 2" x 14' 2") Double bedroom with fitted carpet. Neutral décor. Double glazed window to the rear aspect.

#### Bathroom

2.01m x 2.84m (6' 7" x 9' 4") Good size family bathroom with three piece suite to include bath, WC and wash basin. Tiled flooring and part tiled walls. Inset spotlights. Extractor fan. Double glazed frosted window. Chrome towel radiator.



#### Garden

Front; Welcoming front entrance with pathway leading to the front door. Canopy porch with outdoor lighting. There is a shrubbery boarder and polar white chippings. Large driveway to the side with double garage. The garage has power and lighting and potential to add an EV charging point if desired. Rear; Landscaped rear garden with extended patio area for seating and large laid to lawn area. The garden is fully enclosed and overlooks the woodland behind. Tiered higher fencing had been added to provide extra privacy. Outdoor lighting to the rear of the house.

#### Important Information

Tenure – Freehold.  
Services – we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - E  
EPC rating - B

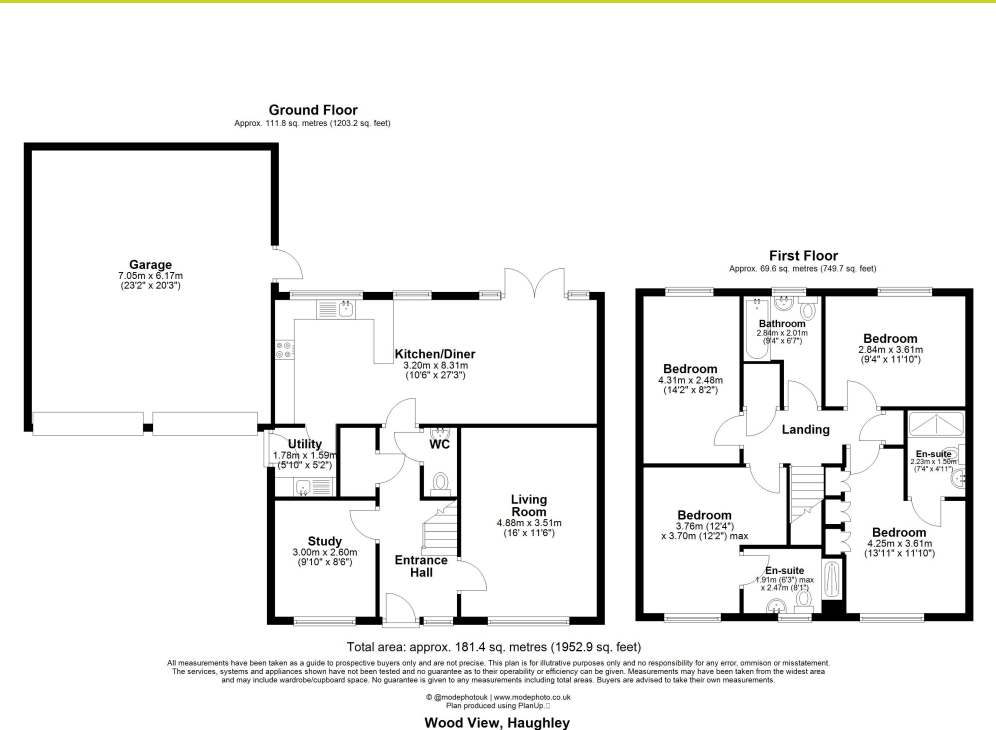
## Wood View, Haughley, Stowmarket

#### 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.

