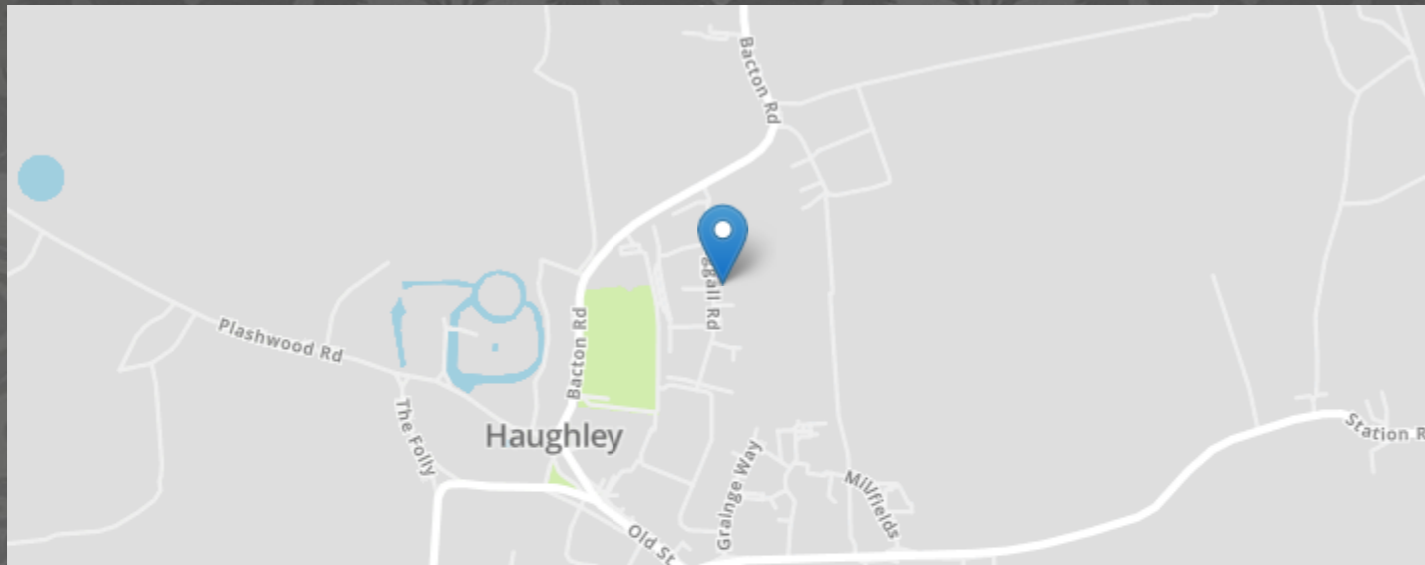


Steggall Road, Haughley, Stowmarket



- NHBC WARRANTY
- ALLOCATED CAR PARKING SPACES
- EN-SUITE & FAMILY BATHROOM

- THREE BEDROOM
- HAUGHLEY VILLAGE
- INTERGRATED APPLIANCES - DISHWASHER, OVEN, FRIDGE/FREEZER

**MARKS & MANN**

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



**Steggall Road, Haughley, Stowmarket**

\*\*\*VENDOR HAS FOUND ONWARD\*\*\*

Welcoming to market this WELL PRESENTED THREE BEDROOM semi-detached house located in the popular village of Haughley, this property offers countryside living whilst also being within close proximity of amenities and a local shop. The property features modern décor and has NEW carpets laid throughout. There is a good size reception area with large understairs storage cupboard, kitchen with dining area, utility area and downstairs cloakroom. The first floor includes primary bedroom with large en-suite and fitted wardrobes, two further bedrooms and family bathroom. The garden is landscaped with large patio area and garden shed! The property benefits from having a good size driveway and countryside views to the front. The property also benefits from having SIX YEARS LEFT ON NHBC WARRENTY!!!

**£260,000 Offers in Excess of**

# Steggall Road, Haughley, Stowmarket

# Steggall Road, Haughley, Stowmarket

## Lounge

4.84m x 3.77m (15' 11" x 12' 4")  
 An extremely spacious family room which has been carpeted throughout. Large front window allowing for a lot of natural light to enter the space and has a neutral decor giving any prospective buyer a chance to put their own stamp on it.

## Kitchen/Diner

3.77m x 3.70m (12' 4" x 12' 2")  
 A very large and modern space with plenty of storage to boot. Intergrated fridge-freezer and dishwasher as well as double AEG oven which will all be staying with the property. Hard flooring throughout and double door access into the garden. Has a utility area as well to add to the storage potential of the room which is where you will find the WC.

## Bathroom

2.34m x 1.70m (7' 8" x 5' 7")  
 A stylish three piece suite with handheld shower and extractor fan. Contains extra storage under the Wash basin with Vanity units.

## Bedroom 1

3.41m x 3.31m (11' 2" x 10' 10")  
 A very good sized double bedroom with a very good sized in-built wardrobe to match. Has access through to the en-suite and has been carpeted. Has an outlook over the rear garden.

## En-Suite

2.49m x 1.42m (8' 2" x 4' 8")  
 A modern three piece suite with shower, wash basin and WC. Hard flooring and neutral decor throughout. Has an Extractor fan. If has been upgraded from the original package provided by the developer.

## Bedroom 2

3.80m x 2.88m (12' 6" x 9' 5")  
 A good sized double bedroom with extra areas for storage units and has been carpeted throughout.

## Bedroom 3

2.81m x 2.14m (9' 3" x 7' 0")  
 A single/double bedroom with carpet throughout. Has an in-built sotrage cupboard as well as having a good sized double glazed window. Neutral decor.

## Directions

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

## Important Information

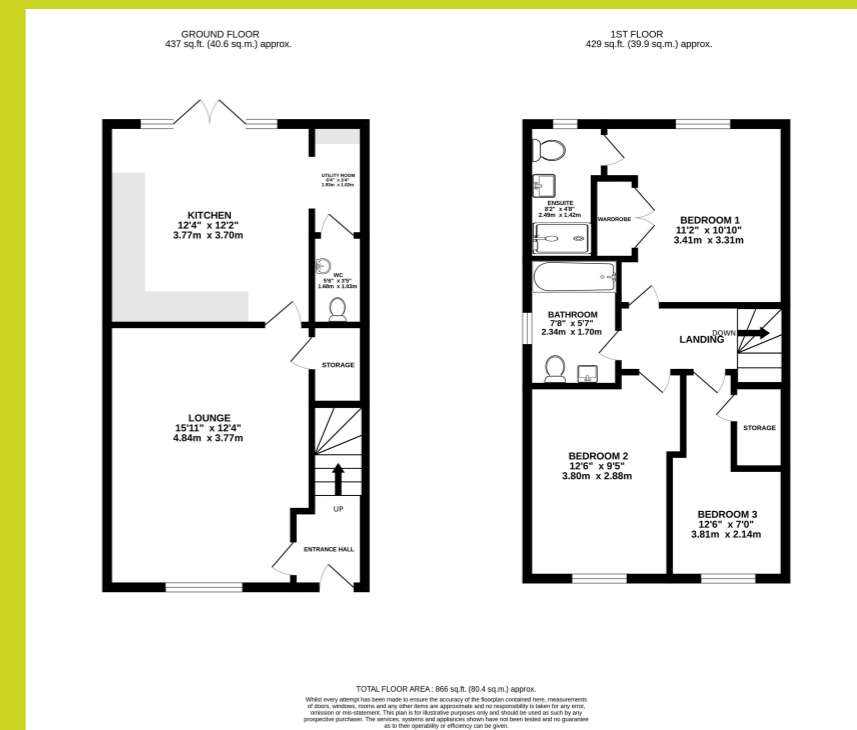
Tenure – Freehold.  
 Services – we understand that mains gas, electricity, water and drainage are connected to the property.  
 Council tax band C.  
 EPC rating B.  
 Our ref: JS.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## 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.

