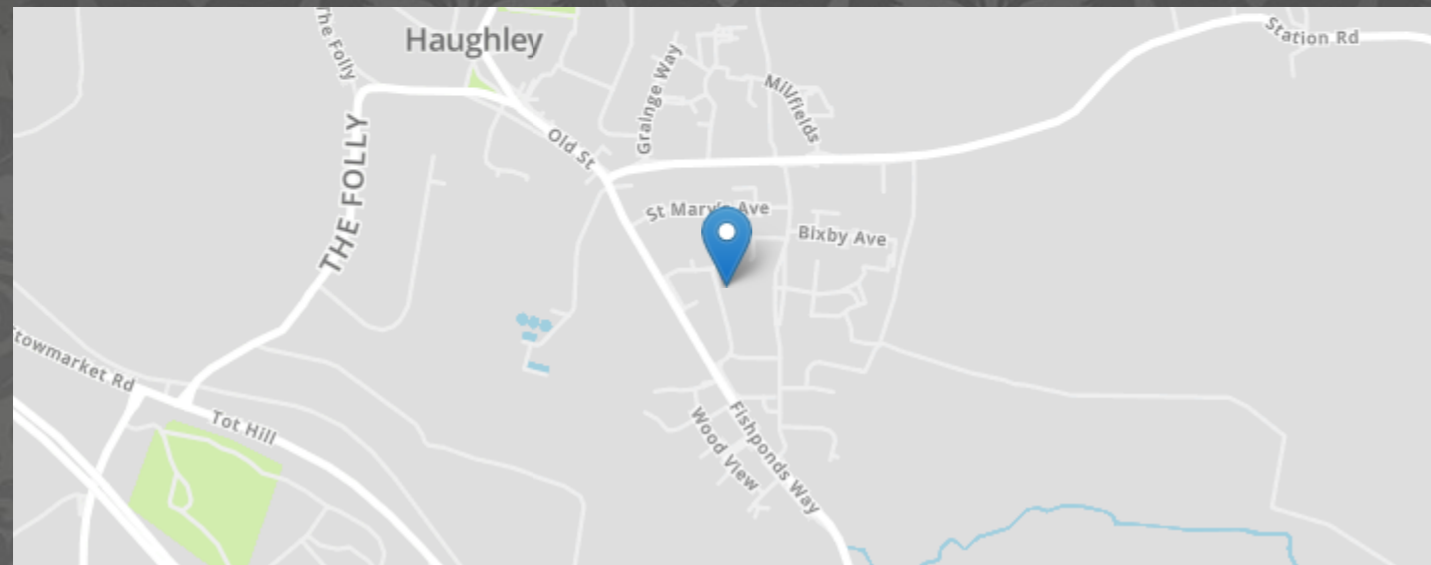


Eve Balfour Way, Haughley, Stowmarket



MARKS & MANN



- NO ONWARD CHAIN
- SOUTH FACING
- NEW BOILER 2023
- UNDERFLOOR HEATING IN BATHROOM
- OPEN BRICK FIREPLACE WITH WOODBURNER
- WRAP AROUND GARDEN
- EXTENDED DETACHED
- SOLAR PANELS
- POTENTIAL TO EXTEND (STP)

Eve Balfour Way, Haughley, Stowmarket

NO ONWARD CHAIN

Marks and Mann are delighted to present this EXTENDED FOUR bedroom DETACHED family home in the desirable location of Haughley. Single attached garage with driveway for up to four cars. Completely private with hedges and brick wall surrounding this large plot. This historical house provides plenty of space throughout with a good size reception area featuring an open brick fireplace with wood burner, dining room, WC, fitted kitchen, utility area, downstairs study, four bedrooms, family bathroom and loft. Replaced internal doors throughout, landscaped garden, solar panels and NEW BOILER fitted in 2023. The property offers potential to extend further (STP).

MARKS & MANN

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£475,000 Guide Price

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Living Room

3.49m x 5.25m (11' 5" x 17' 3") Spacious reception room with newly fitted bi-fold doors leading into the rear garden. Fitted carpet and neutral décor. Open brick fireplace with wood burner which is a great focal point for the room.

WC

Cloakroom to include WC and wash basin.

Kitchen

2.42m x 3.30m (7' 11" x 10' 10") Traditional fitted kitchen with floor and overhead units, large tiled flooring and partly tiled walls. The kitchen provides plenty of storage and worktop space, fitted oven with electric hob top and overhead extractor fan.

Utility / Laundry Room

4.00m x 1.82m (13' 1" x 6' 0") (Utility area) / 0.95m x 2.4m (3' 1" x 7' 10") (Laundry Room)

The property benefits from having a good size utility area and laundry room with wash basin, plumbing for washing machine and tumble dryer. The newly fitted boiler is located in here and the room provides ample storage space.

Study

2.42m x 3.00m (7' 11" x 9' 10") Good size downstairs study that could be used as a fifth bedroom if desired. Overlooking the front garden, carpet throughout, neutral décor.

Bathroom

2.00m x 3.66m (6' 7" x 12' 0") Beautifully presented recently modernised bathroom with heated and large tiled flooring. The bathroom features a four piece suite with fitted walk-in shower, freestanding bath on raised platform, WC and wash basin. Part panelled walls, modern décor and spotlights throughout. Dual aspect windows providing plenty of natural light.

Bedroom

4.56m x 3.82m (15' 0" x 12' 6") Fantastically sized double bedroom, carpet throughout, good size built in wardrobe potential to add further fitted wardrobes. Double glazed window overlooking the front garden.

Bedroom

3.12m x 3.52m (10' 3" x 11' 7") Generous size double bedroom with pine wood flooring, built in storage/wardrobe, neutral décor and plenty of natural light. Double glazed window overlooking the front garden.

Bedroom

3.61m x 1.95m (11' 10" x 6' 5") Small double/single bedroom with pine wood flooring, overlooking the rear garden, this room has a built in storage cupboard/wardrobe. Double glazed window, radiator.

Bedroom

2.21m x 2.52m (7' 3" x 8' 3") Single bedroom or nursery, this room has dual aspect views of the side and rear gardens. Neutral décor.

Outside

Front;

Single attached garage with large driveway, beautiful entrance with established trees and shrubbery. Canopy porch with character front entrance door. Laid to lawn area front garden with pathway leading to the front door and to the garage.

Side and Rear;

Large side and rear gardens with potential to add a summerhouse or outhouse, mostly laid to lawn areas with patio to the rear. Two level garden to the rear with brick wall and steps, greenhouse and complete privacy.

Important information

Tenure – Freehold.

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

Solar Panels on roof.

Council tax band - D

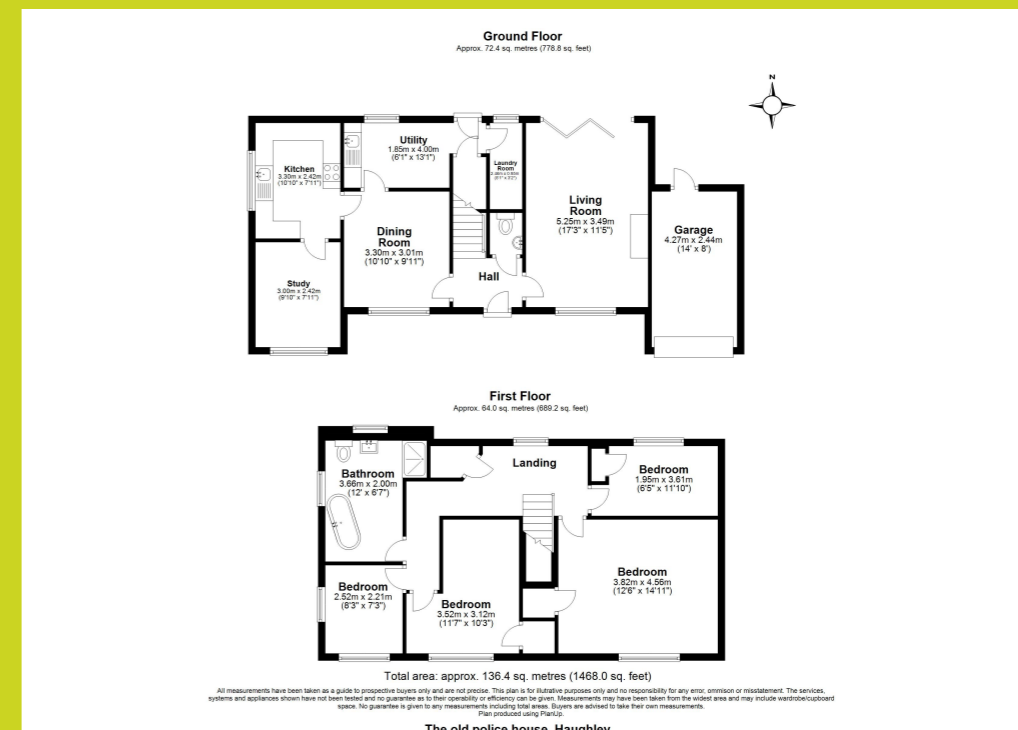
EPC rating - C

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.

