

- DETACHED
- GARAGE & ALLOCATED PARKING
- NHBC WARRANTY
- EN-SUITE
- HAUGHLEY VILLAGE

- FOUR DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- LARGE GARDEN (VALUER'S OPINION)
- EASY A14 ACCESS AND PLENTY OF LOCAL AMENITIES
- NO ONWARD CHAIN !!!



Ledinge Way, Haughley, Stowmarket

NO ONWARD CHAIN

Marks & Mann welcome to the market this DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED house with a LARGE GARDEN, GARAGE and driveway located in the village of Haughley with NO ONWARD CHAIN. The property benefits from having a large living room, ground floor study, spacious kitchen/diner, cloakroom, four DOUBLE bedrooms with an en-suite to the main, 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.



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£420,000 Offers in Excess of

Ledinge Way, Haughley, Stowmarket

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Play Room

2.78m x 2.31m (9' 1" x 7' 7")

Currently laid out as a play room but is a multi-purpose room that could be a home office or a snug. This room has a feature wall as well as partially painted walls as well as hard flooring throughout.

Living Room

A good sized family room. Double door access into the garden and has been carpeted throughout. Neutral decor allowing for any buyer to really put a stamp on a property.

Kitchen/Dining Room

5.89m x 3.45m (19' 4" x 11' 4")

A modern and well looked after focal point of the home. A well designed kitchen and breakfast bar that comes with all integrated appliances. Double door access into the garden. Hard flooring throughout and ample space for a large dining table as well.

Bathroom

A sizeable modern bathroom with a three piece suite and overhead shower. Hard flooring and partially tiled walls.

Bedroom 1

3.88m x 3.36m (12' 9" x 11' 0")

A large double bedroom that overlooks the garden. Neutral decor with large amounts of space for storage units. Access into the en-suite. The en-suite is a three piece suite with wash basin, toilet and sizeable shower. Partially tiled walls and hard flooring.

Bedroom 2

3.46m x 3.17m (11' 4" x 10' 5")

A very good sized double bedroom. Overlooks the garden as well as having a natural decor. Ample space for storage units as well.

Bedroom 3

3.12m x 2.37m (10' 3" x 7' 9")

A double bedroom with duel aspect windows allowing for not only a healthy amount of natural light to enter the room but it also gives an outlook onto the woodland. Carpeted throughout with neutral decor.

Bedroom 4

2.60m x 2.69m (8' 6" x 8' 10")

Another double bedroom that has been carpeted throughout. Partially painted walls. More than enough room for storage units as well.

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.

Our ref: JS.

Directions

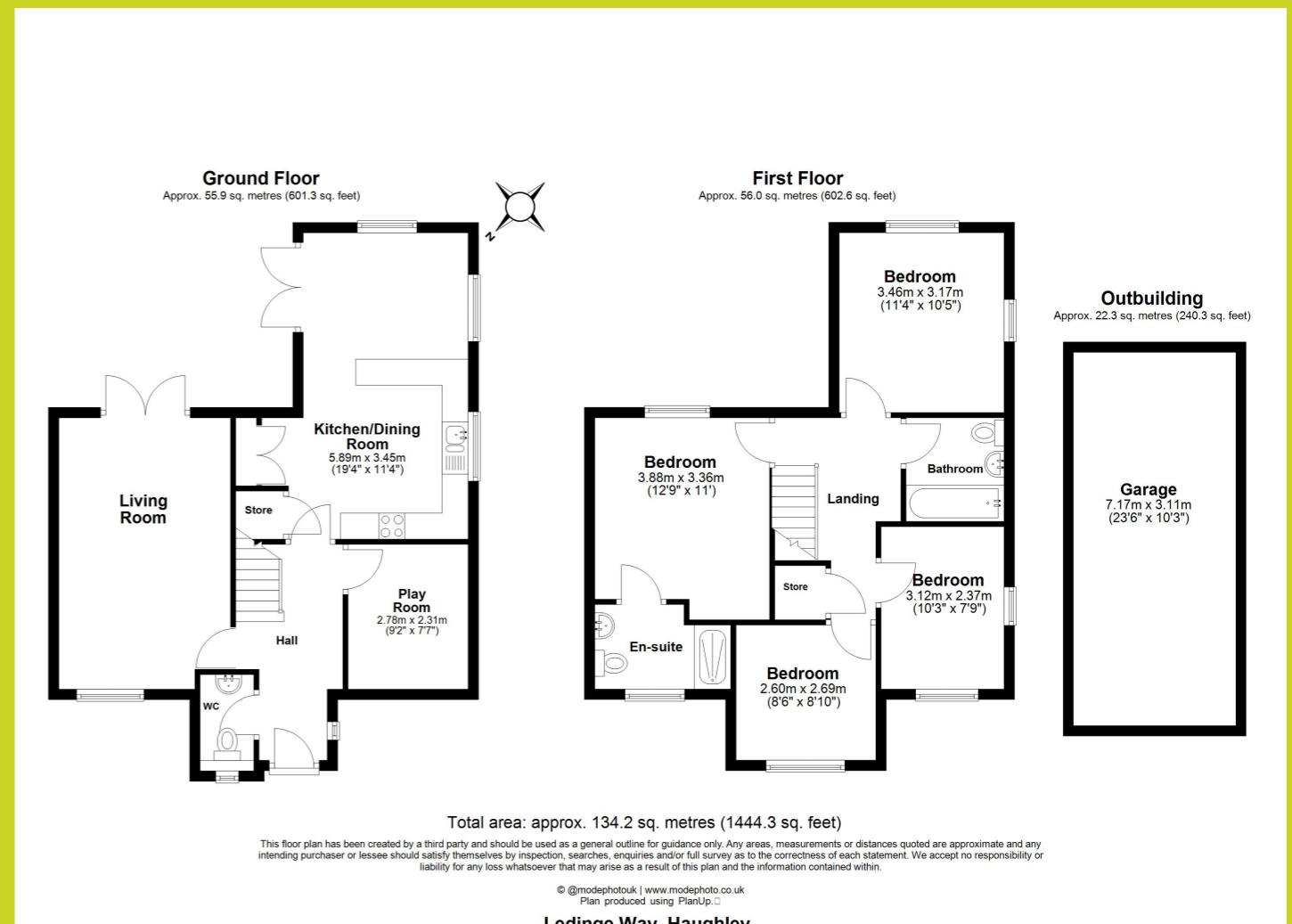
Using a SatNav, please use IP14 3SG as the point of destination.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	94	
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC