



- VENDOR HAS FOUND ONWARDS
- REMAINING NHBC WARRANTY
- BAY-FRONTED LIVING ROOM
- WELL-PRESENTED THROUGHOUT
- AMTICO FLOORING

- GARAGE AND DRIVEWAY
- BATHROOM, CLOAKROOM & EN-SUITE
- MODERN KITCHEN/DINER WITH GARDEN ACCESS
- ENCLOSED REAR GARDEN & GARDEN SHED

MARKS & MANN



Wood View, Haughley, Stowmarket

Set within the popular and well-regarded village of Haughley, this THREE-BEDROOM DETACHED FAMILY HOME offers stylish, modern living with the reassurance of REMAINING NHBC WARRANTY. Beautifully presented throughout, the property features a BAY-FRONTED LIVING ROOM, a spacious KITCHEN/DINER, cloakroom, en-suite to the primary bedroom and a well-proportioned rear garden, making it an ideal home for growing families or those seeking a turnkey property. Designed with both comfort and practicality in mind, the accommodation flows effortlessly and is complimented by modern finishes, generous natural light and neutral décor throughout. With the vendors having FOUND ONWARDS, this is a fantastic opportunity for buyers looking to secure a quality home in a sought-after village location with excellent access to Stowmarket and beyond.

MARKS & MANN

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£325,000 Guide Price

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GROUND FLOOR

ENTRANCE HALL

A bright and welcoming entrance hall that immediately sets the tone for the home. There is space to neatly store coats and shoes, creating a practical yet inviting first impression, while the staircase rises to the first floor and doors lead through to the ground floor rooms. Under stairs storage. Radiator.

CLOAKROOM

Conveniently positioned on the ground floor, the cloakroom is fitted with a modern low-level WC and wash hand basin, making it ideal for guests and busy family life while keeping the main bathroom private.

LIVING ROOM

This stylish and generously proportioned living room is enhanced by an attractive BAY WINDOW to the side aspect and double glazed window to the front, allowing natural light to pour in throughout the day. The room offers ample space for comfortable seating and creates a cosy yet elegant environment — perfect for relaxed evenings, entertaining guests or enjoying family time. Radiator.

KITCHEN / DINER

The heart of the home, this impressive kitchen/diner combines practicality with modern design. Fitted with a contemporary range of units and complimentary work surfaces, the space offers excellent storage and preparation areas. Integrated fridge/freezer, washer/dryer, dishwasher and oven with hob top and overhead extractor fan. There is plenty of room for a family dining table, making it a true social hub, while French doors open directly onto the rear garden — ideal for summer entertaining, barbecues or keeping an eye on children at play. Panelling has been added along with a modern light fitting within the dining area side.

FIRST FLOOR

LANDING

The first-floor landing is light and airy, providing access to all bedrooms and the family bathroom. Its neutral décor enhances the sense of space and flow throughout the upper level.

PRIMARY BEDROOM

A generously sized double bedroom designed to be a peaceful retreat at the end of the day. The room comfortably accommodates bedroom furniture and benefits from its own EN-SUITE, offering both privacy and convenience for homeowners. Fitted wardrobes with mirrored sliding doors. Radiator. Double glazed window to the side aspect.

EN-SUITE SHOWER ROOM

Finished in a clean and modern style, the en-suite comprises a shower enclosure with rainfall shower head and hand-held shower attachment, low-level WC and wash hand basin. It provides a practical yet stylish addition, ideal for busy mornings and everyday comfort. Extractor fan.

BEDROOM TWO

A further well-proportioned double bedroom, perfect for family members, guests or even as a luxurious home office. The room enjoys plenty of natural light and offers flexibility to suit a variety of needs. Double glazed window. Radiator.

BEDROOM THREE

A versatile third bedroom that would suit a child's bedroom, nursery, dressing room or study. This adaptable space allows buyers to tailor the home to their lifestyle as needs evolve. Radiator. Double glazed window.

FAMILY BATHROOM

The family bathroom is fitted with a modern suite comprising a panelled bath with overhead shower, wash hand basin and WC. Tastefully finished, it offers a relaxing space for evening baths while remaining practical for everyday family use. Radiator. Double glazed frosted window.

REAR GARDEN

The enclosed rear garden provides a safe and private outdoor space, ideal for families and entertaining. Predominantly laid to lawn with a patio seating area, it offers the perfect balance of relaxation and functionality — whether hosting friends, enjoying summer evenings or giving children space to play. Access to the garage. Shed added to the side of the property which will be left.

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Important information

Tenure - Freehold - there are development charges which we await confirmation on.

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

Council tax band - D

EPC rating - B

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.

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.



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	95	
(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	

