



Rock Estates



Robinson Close  
Haughley, Stowmarket, IP14 3FG

Guide price £425,000



## Robinson Close

Haughley, Stowmarket, IP14 3FG

Nestled in the charming village of Haughley, Stowmarket, this delightful house on Robinson Close offers a perfect blend of comfort and convenience. The property is situated in a peaceful cul-de-sac, providing a serene environment while still being within easy reach of local amenities and transport links.

As you approach the house, you will be greeted by a well-maintained exterior that reflects the care and attention given to this home. Inside, the property boasts a spacious layout, ideal for both family living and entertaining. The living areas are filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped, providing ample space for culinary adventures and family gatherings.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is designed with comfort in mind, ensuring a restful night's sleep. The bathroom facilities are modern and well-appointed, catering to the needs of a busy household.

Outside, the garden provides a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. It is a perfect spot for children to play or for hosting summer barbecues with friends and family.

Living in Haughley means you can enjoy the tranquillity of village life whilst being just a short drive from the bustling town of Stowmarket, where you will find a variety of shops, restaurants, and recreational facilities. The area is well-connected by public transport, making it easy to commute to nearby towns and cities.

This property on Robinson Close is an excellent opportunity for those seeking a family home in a friendly community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.





**Entrance Hall**  
Antico flooring, radiator, utility cupboard housing washing machine and dryer, boiler.

**Cloakroom**  
Antico flooring, low level w/c, vanity basin, radiator, double glazed window to front.

**Living Room**  
13'7" x 13'5" (4.15 x 4.11)  
Double glazed bay window to front, carpet, radiator, TV point.

**Kitchen/Diner**  
13'11" x 23'7" (4.25 x 7.20)  
Wall and base level units with work surfaces over, integrated double oven and gas hob, integrated fridge/freezer and dishwasher, butler sink with mixer tap over, spot lighting, antico flooring, double glazed patio doors to rear, double glazed window to rear, radiator.

**Landing**  
Radiator, double glazed window to side over stairwell.

**Master Bedroom**  
9'5" x 12'0" (2.88 x 3.68)  
Double glazed window to rear, radiator, TV point, built in wardrobes, door to;

**Ensuite**  
LVT flooring, low level w/c, vanity basin, radiator, walk in shower, double glazed window to side.

**Bedroom Two**  
8'1" x 12'1" (2.47 x 3.70)  
Double glazed window to front, radiator, built in wardrobes.

**Bedroom Three**  
10'4" x 8'6" (3.15 x 2.61)  
Double glazed window to rear, radiator.

**Bedroom Four**  
7'5" x 11'3" (2.28 x 3.43)  
Double glazed window to front, radiator.

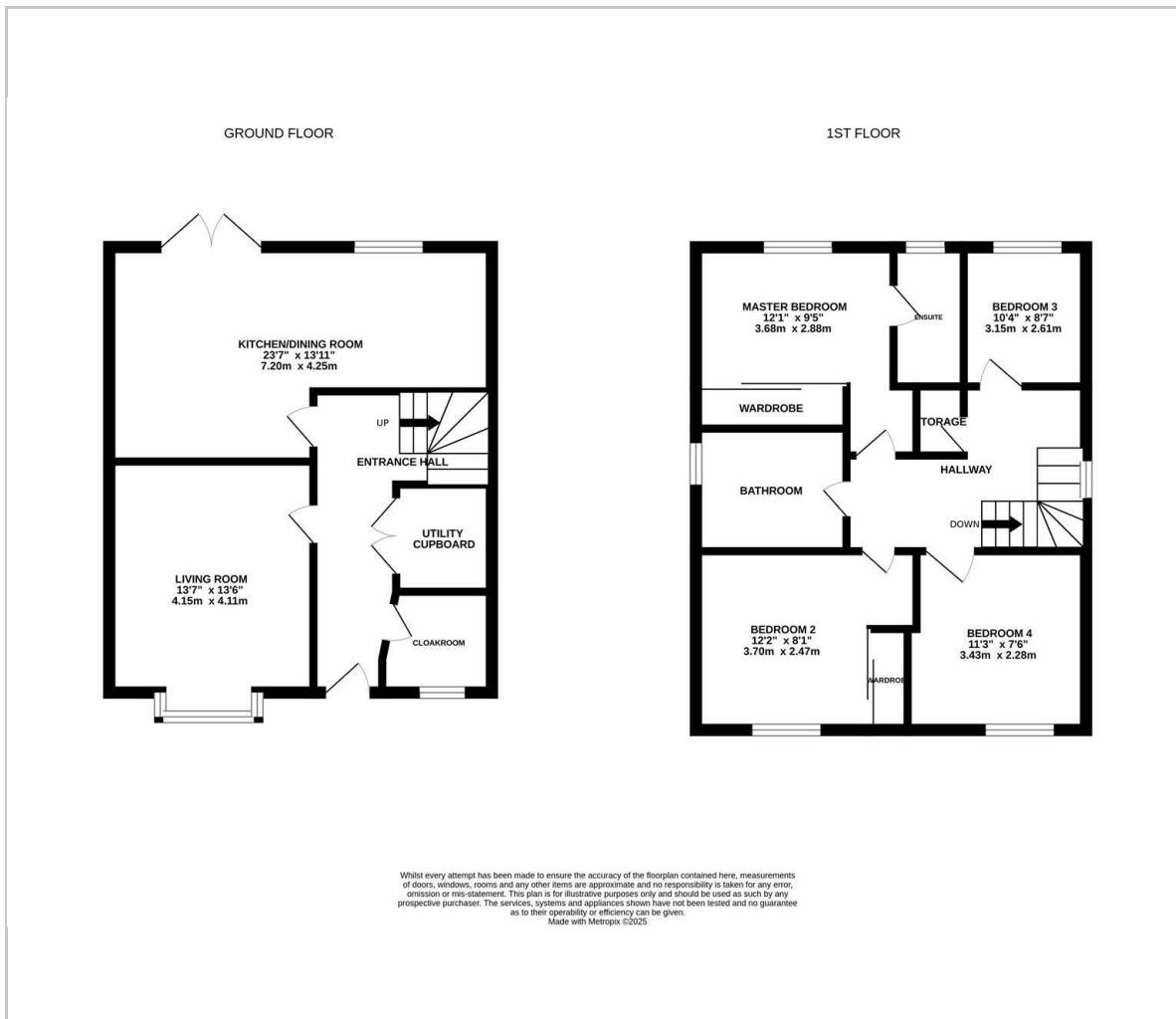
**Bathroom**  
White suite comprising bath, shower cubicle, vanity basin, low level w/c, heated towel rail, double glazed window to side, spot lighting, LVT flooring, extractor.

**Outside**  
The property boasts a fully enclosed rear garden with patio seating areas to enjoy, astro turf, mature shrubs and plants, power sockets and tap. To the front there is a private driveway with parking for two cars and single garage.

**Agents Notes**  
There is an annual ground rent charge of approx £200 per annum - exact amount tbc.



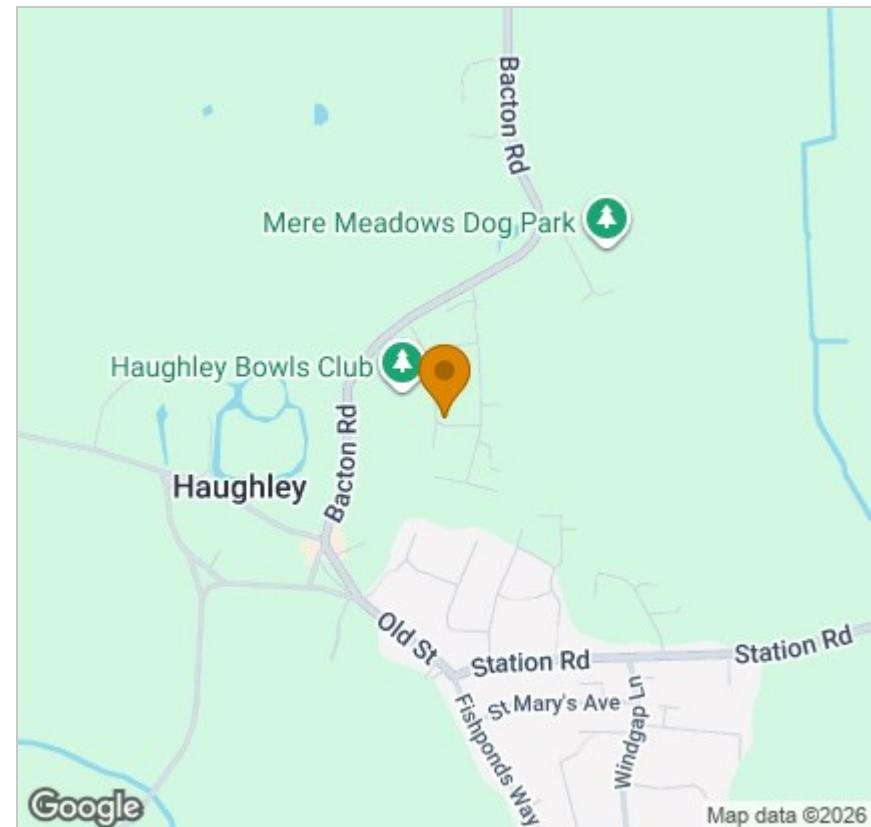
## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		84	93

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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