

# BUCKS

PROPERTY AGENTS



20 Denny Avenue, Haughley, Stowmarket, IP14 3PG

Price £260,000

- Three Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Combi Boiler
- Cul-De-Sac Location
- Semi-Detached House
- Shower Room
- Gas Radiator Central Heating
- Views Over Fields To Rear



# 20 Denny Avenue, Stowmarket IP14 3PG

Nestled in the charming cul-de-sac of Denny Avenue, Haughley, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a cosy area for relaxation and entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and style. This area is perfect for family meals or social gatherings, allowing for a seamless flow between cooking and dining. Additionally, the property boasts two bathrooms, including a convenient shower room, ensuring that morning routines are a breeze. For added convenience, a utility cupboard is available, providing essential storage space for household items. Outside, the property features a hardstanding area and a lovely decking space, perfect for enjoying the outdoors, whether it be for summer barbecues or quiet evenings under the stars.

This residence is situated in a peaceful location, making it an ideal retreat nestled in a serene neighbourhood with the surrounding area known for its natural beauty and tranquil atmosphere, providing a perfect setting for a relaxed lifestyle with picturesque country walks and scenery. Haughley offers many amenities such as public house, hairdressers, restaurant, post office, bakery, primary school and is within easy access of the A14 providing links to Stowmarket and Bury St Edmunds which offer main rail links to London Liverpool Street, Cambridge and Norwich. And is a short 8 minute drive to the market town of Stowmarket. With its attractive features and inviting atmosphere, this semi-detached house on Denny Avenue is a wonderful opportunity for those looking to settle in a friendly community.



Council Tax Band: B



### Entrance Hall

With window to side and stairs leading to first floor.

### Sitting Room

With a large window to front, TV point and radiator.

### Kitchen/Diner

With a large window to rear, low level units, sink and drainer, tiled splashbacks, induction hob, electric eye level oven, space for fridge freezer, two built-in cupboards and laminate floor.

### Utility Cupboard

With plumbing for washing machine and space for tumble dryer.

### Shower Room

With window to side, walk in shower, low level W/C, basin, tiled splashbacks, tiled floor and radiator.

### Rear Hall

With built-in cupboard and laminate floor.

### First Floor Landing

With window to side, loft access to partly boarded loft and Combi boiler housed in the loft.

### Bedroom One

With window to rear, built-in cupboard and radiator.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

With window to front, built-in cupboard and radiator.

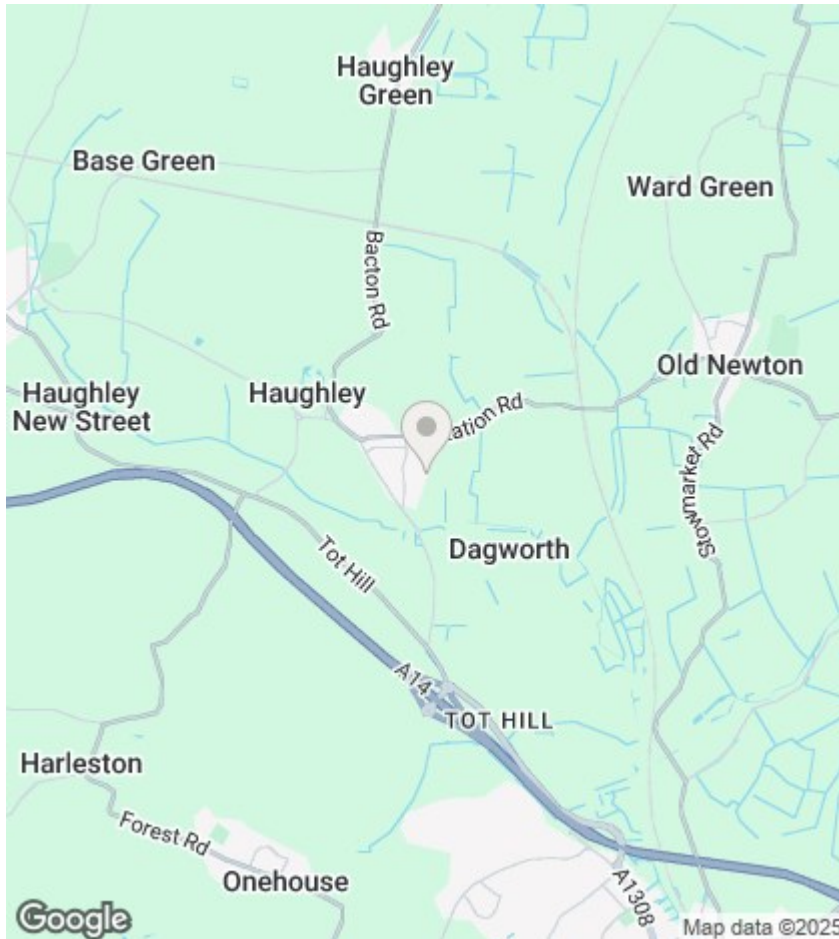
### Bathroom

With window to rear, bath, low level W/C, basin in vanity unit, tiled splashbacks, tiled floor and heated towel rail.

### Outside

To the front of the property is a block paving providing parking with access over neighbours drive. To the rear of the property is a rear garden comprising of hard standing area and decking ideal for outside entertaining, lawn, shed, views over fields at rear and for privacy and seclusion is fenced all around.





## Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Turn right onto Fishponds Way Turn right onto Windgap Ln Turn right onto Denny Ave Destination will be on the right Arrive: Denny Avenue, Haughley, Stowmarket IP14 3PG, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

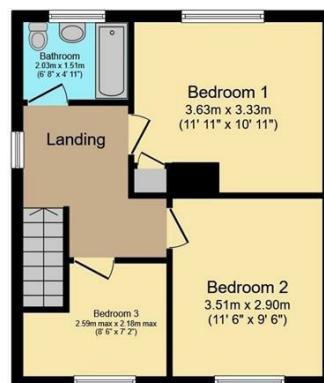
## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total floor area 84.9 sq.m. (914 sq.ft.) approx