

BUCKS

PROPERTY AGENTS



41 Windgap Lane, Haughley, Stowmarket, IP14 3PB

Price £385,000

- Three Bedrooms
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles
- Village Location
- Detached Bungalow
- Sealed Unit Double Glazed
- Combi Boiler
- Single Garage

41 Windgap Lane, Stowmarket IP14 3PB

Welcome to the charming village of Haughley, Stowmarket, this delightful detached bungalow on Windgap Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking a peaceful retreat. The spacious sitting room features elegant French doors that open directly into the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors. The kitchen also boasts French doors leading to the garden, making it an excellent space for entertaining or enjoying al fresco dining during the warmer months. This bungalow is equipped with a modern combi boiler, ensuring efficient heating and hot water throughout the home. Additionally, the property includes a single garage with an electric door, providing secure parking and extra storage space. Off-road parking for two vehicles adds to the convenience of this lovely home.

The surrounding area is known for its picturesque scenery and friendly community, making it a wonderful place to live within 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 offering 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. Whether you are looking to downsize or simply desire a tranquil lifestyle, this bungalow on Windgap Lane is a must-see. Don't miss the opportunity to make this charming property your new home.



Council Tax Band: D



Entrance Hall

With door to front, two built-in cupboards, loft access and radiator.

Sitting Room

With window to rear and French doors leading to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, wood burner and radiator.

Kitchen

With window to side and French doors leading to rear ideal for outdoor dining, range of high and low units, sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and slimline dishwasher, cupboard housing Combi boiler, vinyl floor and radiator.

Bedroom One

With window to front, fitted wardrobes and radiator.

En-Suite

With window to side, shower cubicle, low level W/C, pedestal basin, vinyl floor and heated towel rail.

Bedroom Two

With window to front and radiator.

Bedroom Three

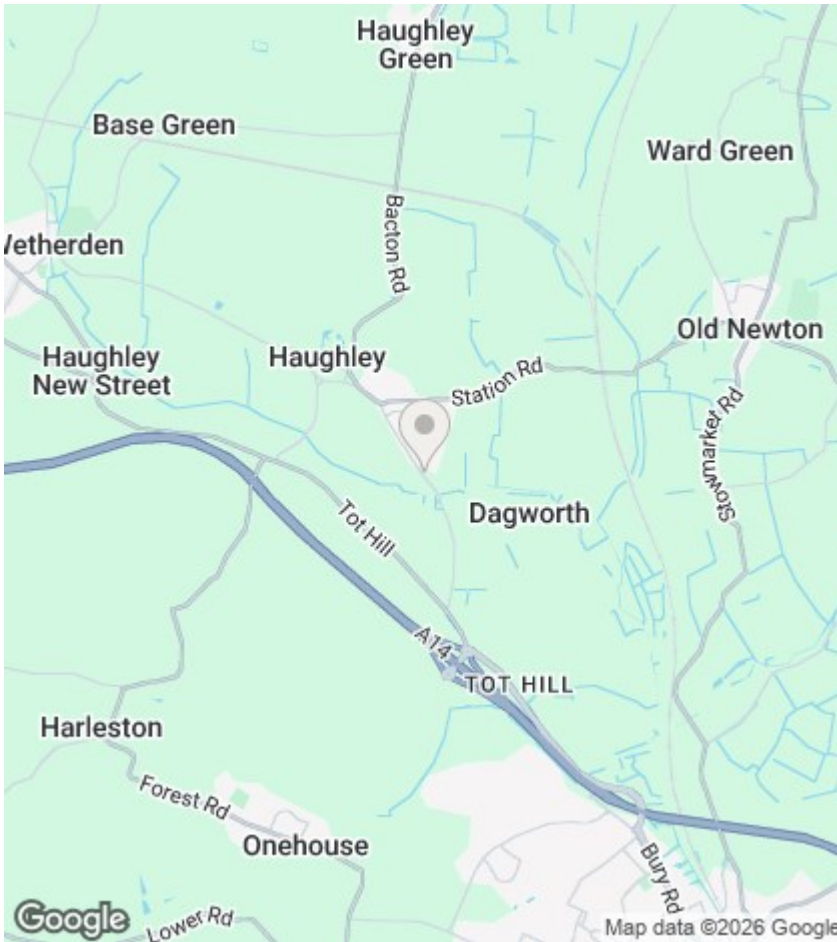
With window to side and radiator.

Bathroom

With window to side, walk in shower, walk in bath, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

Outside

To the front of the property is a block paved driveway providing off road parking for two vehicles additionally leading to a single garage with electric door and power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal for outside entertaining, lawn, trees, shrubs, paving stones, shed and for privacy and seclusion is fenced all around.



Directions

Market Place, 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 left Arrive: Windgap Lane, Haughley, Stowmarket IP14 3PB, UK

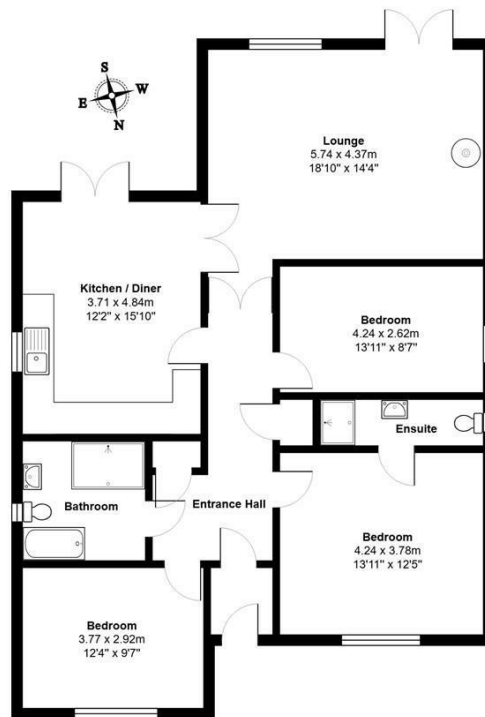
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 110.7 m² ... 1192 ft²