

BUCKS

PROPERTY AGENTS



28 St. Marys Avenue, Haughley, Stowmarket, IP14 3NZ

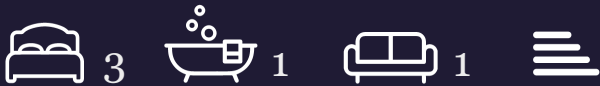
Offers Over £290,000

- Three Bedrooms
- Kitchen/Diner
- Water Softener
- Gas Radiator Central Heating
- Off Road Parking For Several Vehicles and Single Garage
- Semi-Detached House
- Shower Room
- Sealed Unit Double Glazed
- Combi Boiler
- Village Location

28 St. Marys Avenue, Stowmarket IP14 3NZ

Located in the charming village of Haughley, St. Marys Avenue presents a really well presented semi-detached house that is perfect for families or those seeking a peaceful retreat. This delightful property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. With the reception room offering a versatile living area, ideal for entertaining guests or enjoying quiet evenings at home. The heart of the home is the spacious kitchen/diner, which is perfect for family meals and gatherings. The property also features a convenient shower room located downstairs, along with a cloakroom upstairs, ensuring that the needs of a busy household are well catered for. For those with vehicles, the property offers off-road parking for up to six vehicles, making it an excellent choice for families with multiple cars or visitors. Additionally, a single garage is included, complete with a personnel door to the side, an up-and-over door, and both power and light connected, providing further convenience for storage or hobbies. With a modern combi boiler, this home is designed for comfort and efficiency.

The location in Haughley is ideal, offering a blend of rural charm and 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. This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a spacious and well-equipped home. Don't miss the chance to make this lovely house your new home.



Council Tax Band: B



Entrance Hall

With stairs leading to first floor, porcelain tiled floor and underfloor heating.

sides with power connected, lawn, mature shrubs and trees, shed and for privacy and seclusion is fenced all around.

Sitting Room

With windows to rear and side filling the room with natural light, TV point, understairs cupboard with window to front, open fireplace with multi fuel burner and radiator.

Kitchen/Diner

With window to front and rear, range of modern high gloss high and low units, sink and drainer, induction hob with extractor hood and fan, electric eye level double oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, porcelain tiled floor, underfloor heating and full length radiator.

Rear Hall

With porcelain tiled floor, underfloor heating and radiator.

Shower Room

With walk in shower, low level W/C, basin in vanity unit, shaver point, fully tiled walls, tiled floor, underfloor heating and towel rail radiator.

First Floor Landing

With window to side, shelved airing cupboard housing Combi boiler and loft access.

Bedroom One

With window to side, built-in wardrobes to one wall with glass sliding doors and sliding doors and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

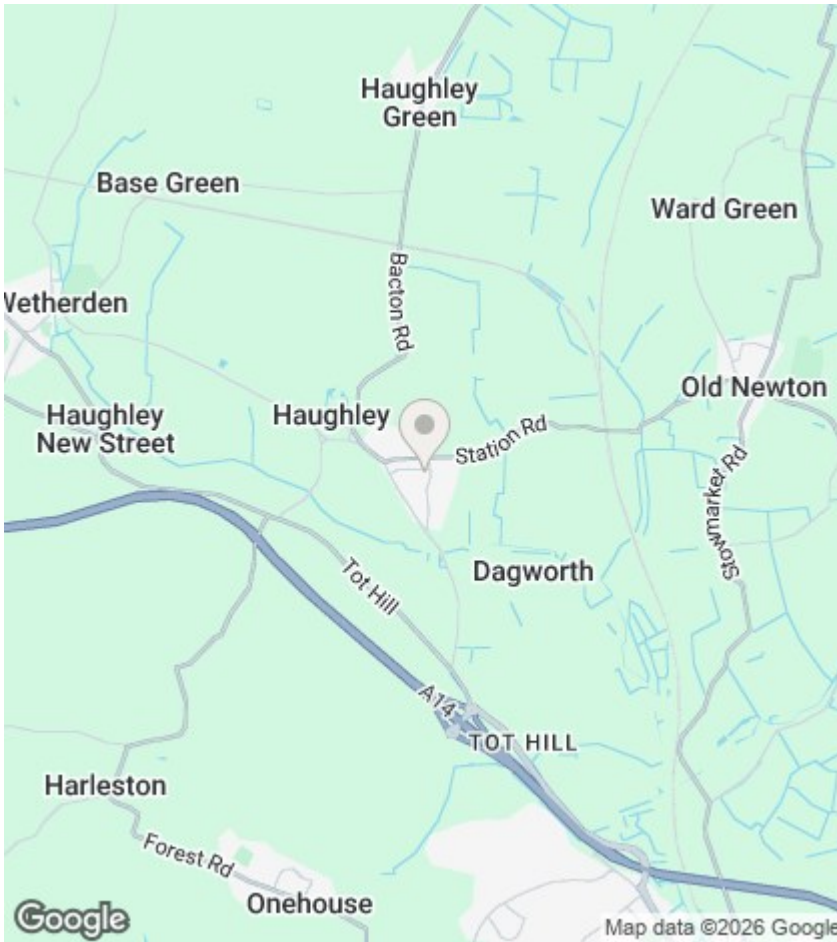
With window to front and radiator.

Cloakroom

With low level W/C, basin and vinyl floor.

Outside

To the front of the property is a gravel driveway providing off road parking for several vehicles and additionally leading to a single garage with personnel door to side, up and over door and power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of a sandstone patio area ideal for outside entertaining, a corner area with drop down



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 St Mary's Ave Destination will be on the right Arrive: St Mary's Ave, Haughley, Stowmarket

Viewings

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

EPC Rating:

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		
England & Wales	EU Directive 2002/91/EC	