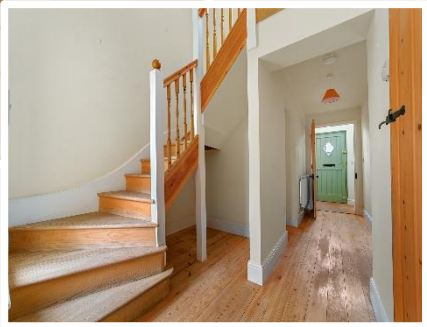




**62 Old Street
Haughley, Suffolk**

**DAVID
BURR**



62 Old Street, Haughley, Suffolk, IP14 3NX

Haughley is a well-served and popular village providing a good range of everyday amenities including general stores, post office, bakery, public house, church and primary school. The village hall is home to a number of groups including the pre-school, dance school, clog dancing, and W.I. to name a few. There is also a bowls and football club. Convenient access is afforded to the A14 linking the Midlands the east coast ports and London via the M11 and A12. The nearby market town of Stowmarket (approximately 3 miles) provides an excellent range of everyday amenities together with a main line rail link to London's Liverpool Street and Norwich.

A well-presented two/three bedroom detached house occupying a secluded position in the centre of Haughley village and offering truly delightful open countryside views to the rear. This modern energy efficient property offers flexible living arrangements over two floors and benefits from gas fired central heating, double glazing, stripped wooden flooring and ample off-road parking. The property is offered chain free.

A delightful detached house conveniently located in the centre of the village with wonderful open countryside views to the rear and no onward chain.

Front entrance door with window above to;

PORCH: With ceramic tiled flooring and part glazed interior door to;

ENTRANCE HALL: Staircase rising to first floor with understairs storage area. Window overlooking rear garden. Doors to sitting room, dining room, wet room and cloakroom.

SITTING ROOM: 15'5 x 14'5 (4.7m x 4.4m). Situated to the rear of the property with views over the garden and countryside beyond. Windows to rear and side aspect and glazed French doors leading out to the decked terrace. The focal point of the room is the fireplace with multi-fuel stove and wooden mantle above. Wall lights.

KITCHEN: 11' x 10'4 (3.3m x 3.1m). The kitchen is fitted with cream fronted shaker style wall and base units with worktops over and inset 1½ bowl stainless steel sink unit with chrome mixer tap and drainer. Integrated appliances include built-in electric hob, four ring gas hob and extractor hood

over. Wall mounted gas central heating boiler. Window to front aspect. Ceiling spotlights. Door to utility.

UTILITY: 7'8 x 6' (2.3m x 1.8m). Matching the kitchen units with wall and base units with worktops and stainless-steel single drainer sink unit and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Exterior stable door to the side of the property.

DINING ROOM/BEDROOM 3: 17'4 x 9'2 (5.3m x 2.8m). Double aspect with window to front and glazed French doors leading out to the rear terrace.

GROUND FLOOR SHOWER ROOM: 6'5 x 5' (11.9m x 1.5m). Window to front. Chrome shower fitment, W.C. and pedestal wash hand basin. Wall towel radiator.

CLOAKROOM: Fitted with W.C. and pedestal wash hand basin. Extractor fan.

62 Old Street, Haughley, Suffolk, IP14 3NX

First floor

LANDING: A spacious landing with return balustrade. Vaulted ceiling. Large Velux window to front aspect. Range of shelving and internal storage cupboards.

BEDROOM 1: 15'5 x 12'1 (4.7m x 3.6m). A large double bedroom with vaulted ceiling and dormer window to side aspect with wonderful open countryside views.

BEDROOM 2: 15' x 14'7 (4.5m x 4.4m). Another generous double bedroom with vaulted ceiling and dormer window to rear aspect again with fine countryside views.

BATHROOM: 9' x 7'3 (2.7m x 2.2m). Suite comprising cast iron enamel bath with antique style mixer tap and hand shower attachment, pedestal wash hand basin and W.C. Electric shaver point. Internal storage cupboards. Large Velux window to front aspect.

Outside

The property is situated at the end of a gravel driveway opening out into a large parking area for several vehicles. The front of the property offers low maintenance slate borders and low brick retaining wall with path to front door. Small patio area to one side. Timber boundary fencing to side and pedestrian access to the rear.

The rear garden features decked terrace areas for outdoor entertaining, lawned garden and a range of fruit trees. Greenhouse and timber storage shed. The garden is further enhanced by the magnificent open countryside views to the rear.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

EPC RATING: C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



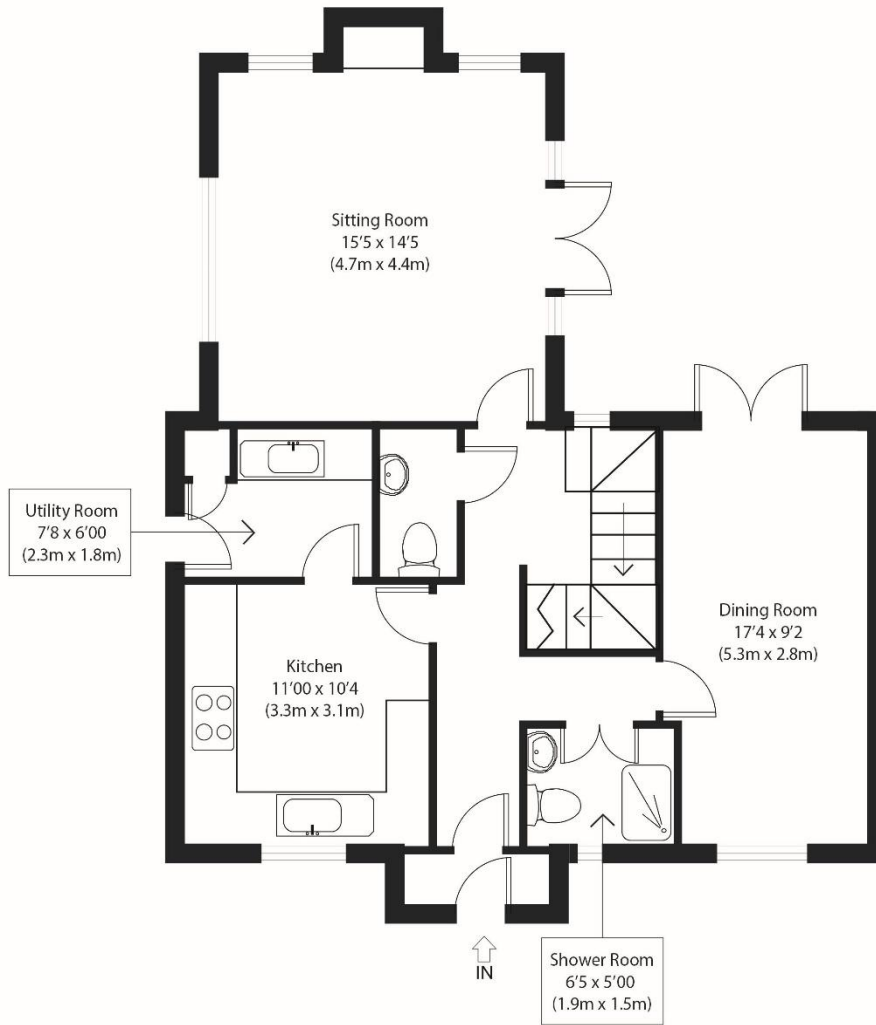
62 Old Street, Haughley, Suffolk, IP14 3NX



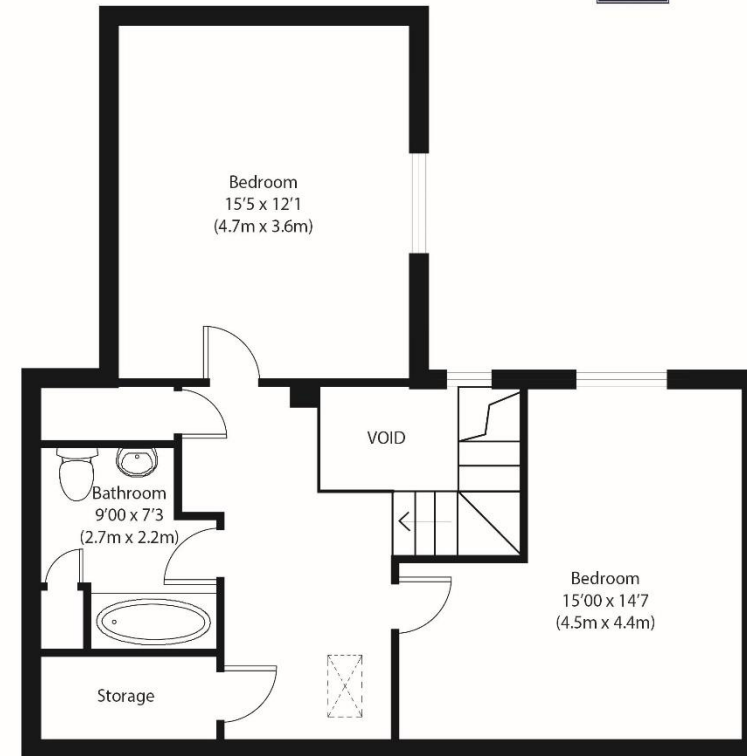
Approximate Gross Internal Area
1455 sq ft (135 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjnotes.co.uk

DAVID
BURR



Ground Floor



First Floor

