



Abbeyfields, Haughley
IP14 3TA

Offers Over £400,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in a popular quiet close on the outskirts of the Historic village of Haughley this spacious detached family house offers 2 reception, 4 bedroomed accommodation with kitchen & Utility room, Family Bathroom and en-suite shower, double garage and driveway giving extra parking space, Gas fired central heating, double glazing, Photovoltaic solar panels with storage battery and feed-in tariff. The property offers large, comfortable and efficient living. Externally the property enjoys front and rear gardens which are well landscaped and offer a surprisingly high degree of privacy.



Sealed unit double glazed door with side panels to:

Entrance Porch: Glazed door with side panels to Hall and sealed unit double glazed doors to:

Double garage: Worcester gas fired boiler supplying domestic hot water and central heating system. Water softener, water tap, electric garage door to the larger garage. Controls for the Photoviotic panels and storage battery.

Entrance Hall: Oak effect laminate flooring, staircase to first floor with cupboard under, coved ceiling, radiator and doors to:

Lounge: Adam style fireplace with multi-fuel burner, Sealed unit double glazed window to front, oak effect laminate flooring, coved ceiling, pendant and wall lighting. TV point and glazed double doors to:

Dining Room: Oak effect laminate flooring, coved ceiling, door retuning to hall and sealed unit double glazed French doors to rear garden.

Cloakroom: Fitted with a white suite comprising low level flushing WC and wash hand basin with plunge plug and mixer tap. Sealed unit double glazed window to rear, ceramic tiled floor, LED spot lights, heated towel rail and extractor fan.

Kitchen: Fitted with a range of white fronted units, worktop comprising inset 1 1/2 bowl single drainer stainless steel sink unit with cupboards and space under with plumbing for dishwasher. Further worksurfaces with cupboards and drawers under and ceramic hob with extractor hood over. Tall unit housing single John Lewies oven, a range of eye level units, coved ceiling, inset spot lights, vinyl flooring, sealed unit double glazed window to rear and door to:

Utility: Fitted base and eye level units to match Kitchen, inset single drainer stainless steel sink unit, cupboards and space under with plumbing for automatic washing machine. Coved ceiling, vinyl flooring, radiator, sealed unit double glazed window and door to rear.

First Floor Landing: Airing cupboard housing hot water tank fitted with immersion heater, smoke detector. Doors to:

Bedroom 1: Sealed unit double glazed window to front, coved ceiling, large built in wardrobe, radiator and door to:

En-suite: Fitted with a white suite comprising vanity unit with inset wash hand basin and cupboard under, low level flushing WC with concealed cistern and walk in shower with tiled flooring and glass screen fitted with Bristan thermostatic shower with rain head and hand-held shower. Fully tiled walls, tiled flooring, LED spot lights, dual-fuel heated towel rail and sealed unit double glazed window to side.

Bedroom 2: Sealed unit double glazed window to front, built in wardrobes, coved ceiling, radiator and telephone point.

Bedroom 3: Sealed unit double glazed window to rear, coved ceiling and radiator.

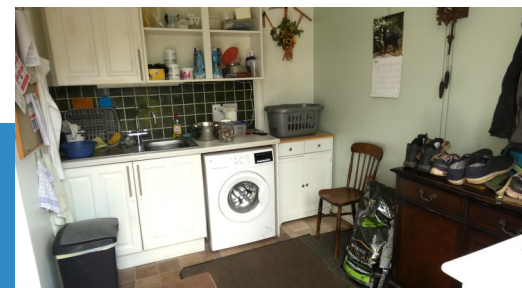
Bedroom 4: Sealed unit double glazed window to rear, a range of shelving fitted to one wall, coved ceiling and radiator.

Bathroom: Fitted with a white suite comprising panelled bath, vanity unit with inset wash hand basin and cupboard under, low level flushing WC with concealed cistern and walk in shower with glass screen fitted with Bristan thermostatic shower with rain head and hand-held shower. Sealed unit double glazed window to rear, tiled flooring, fully tiled walls, LED spot lights, heated towel rail and extractor fan.

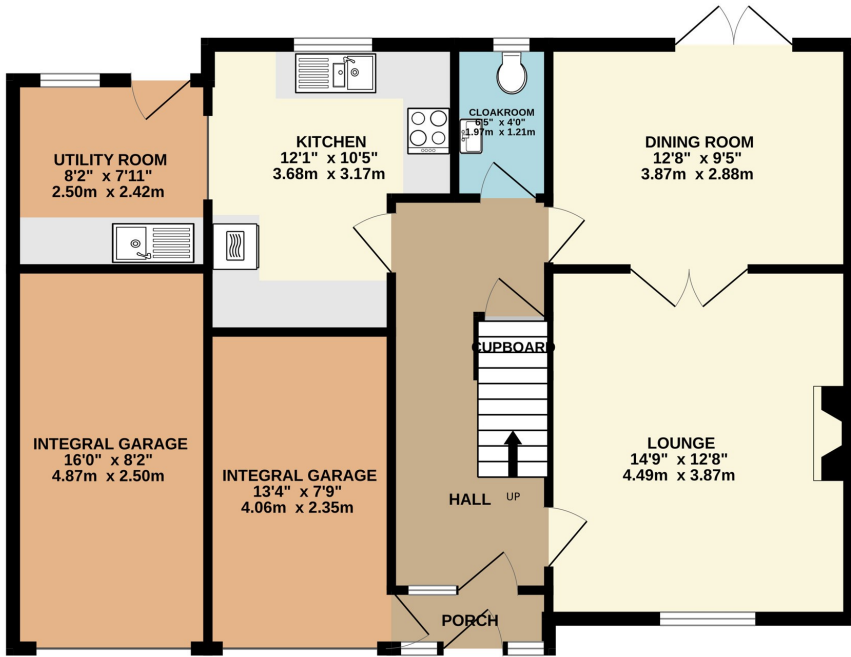
Outside: The front garden is open planned and laid to lawn interspersed with shrubs. Concrete double driveway giving parking space for 2 cars and leading to the double garage. Side access to side paved area with raised vegetable beds, new garden shed. This area opens to the good sized rear garden with patio area and pergola with steps to the lawn and further circular patio area. The surrounding borders are well stocked with flowers and shrubs. The garden is enclosed by close board fencing and offers a high degree of privacy.

Services: It is understood from the vendor that all mains services are connected to the property.

There are 14 Photoviotic panels on the rear roof of the property which provide electricity to the house and have a storage battery. There is a feed in tariff repaid by the National Grid at a current rate of approx. 6 pence per kw/h

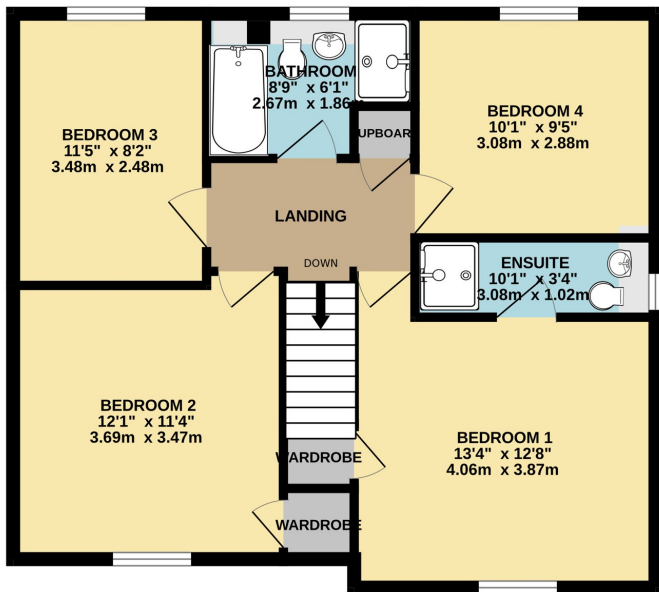


GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



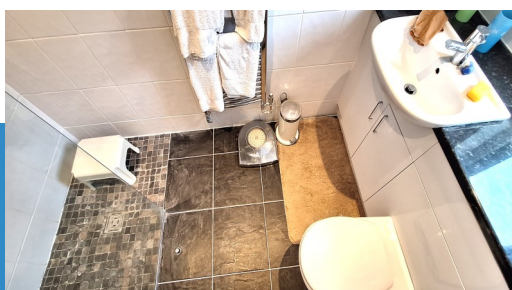
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	89	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

