



DAVID  
BURR

**White Rigg**  
**Haughley Green, Suffolk**







# White Rigg, Haughley Green, Suffolk, IP14 3RR

Haughley Green is a small hamlet which is part of the village of Haughley (1.5 miles) which provides a good range of everyday amenities including general stores, post office, bakery, public house, parish church and primary school. Haughley 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. Haughley Green is conveniently located for the A14 and provides easy access to Stowmarket (4 miles) having an excellent range of amenities and a commuter rail station to London's Liverpool Street Station. The Cathedral town of Bury St Edmunds is approximately 13 miles with a comprehensive range of schooling, shopping, recreational and cultural facilities.

A splendid three-bedroom single storey detached dwelling that occupies a semi-rural position in this highly favoured Suffolk area. White Rigg has been presented and maintained to an excellent order throughout and offers substantial accommodation by way of three double bedrooms, large open plan sitting/dining room, kitchen and bathroom. This delightful property sits centrally within its plot therefore creating gardens to all sides and boasts wonderful countryside views to the front and rear. The property is offered with no onward chain.

## **An excellent single storey detached dwelling having generous accommodation with wonderful open countryside views and offering no onward chain.**

Entrance door opening through to;

**ENTRANCE HALL:** A large welcoming area with built-in double airing cupboard and further single built-in storage cupboard. Loft access to boarded loft space. Attractive wood doors to;

**SITTING/DINING ROOM:** 27'4 x 11'9 (8.3m x 3.6m). Being an excellent size, this wonderful dual aspect room has a brick fireplace with inset wood burning stove on a brick hearth which creates the main focal point of the sitting area. The designated dining area has double sliding doors that open to the rear terrace allowing one to enjoy al fresco dining and the wonderful countryside views beyond.

**KITCHEN:** 12'5 x 7'8 (3.8m x 2.3m). A splendid room being fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with bevelled drainer, mixer tap and separate drinking tap, four ring Neff induction hob under extractor hood with Hotpoint oven beneath. Further integrated appliances include

under counter fridge freezer and dishwasher. Tiled flooring. Door opening to rear garden.

**BEDROOM 1:** 11' x 10'1 (3.3m x 3m). With large built-in wardrobes having floor to ceiling sliding doors including two mirrored doors. Rear aspect of the garden and countryside beyond.

**BEDROOM 2:** 10'7 x 9'9 (3.2m x 3m). Again, with floor to ceiling built-in wardrobes with sliding doors, two being mirrored. This delightful room offers front aspect with countryside views.

**BEDROOM 3:** 11'9 x 10'4 (3.6m x 3.1m). Being a similar size to bedrooms 1 and 2 and again offering front aspect with delightful views beyond the garden.

**BATHROOM:** 8'9 x 7'8 (2.7m x 2.3m). A superb suite fitted with panelled bath having mixer tap and part tiled surround, wall hung wash hand basin with mixer tap and vanity cupboard beneath and W.C. Corner shower

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cubicle with part tiled surround. Heated towel rail. Tiled flooring. Spot downlights.

## Outside

The property is approached via a large brick paved sweeping driveway which in turn affords off street parking for numerous vehicles and is accessed via double five bar gates. The driveway is bordered by two lawn areas and continues to the property and the adjoining **GARAGE** with up and over door, side aspect and power and light connected. Both sides of the property give access to the rear grounds, to the left-hand side is a large shingle area offering additional off-street parking and to the right-hand side of the property is the continuation of the lawn and a five-bar gate with post and rail fencing defining the rear garden. Immediately abutting the rear of the property is a well-placed terraced area ideally designed to enjoy warm summer days and views of the countryside beyond with the remainder of the rear grounds having an expansive lawned area.

**SERVICES:** Main water, drainage, electricity are connected. Oil fired heating to radiators. Water softener. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D

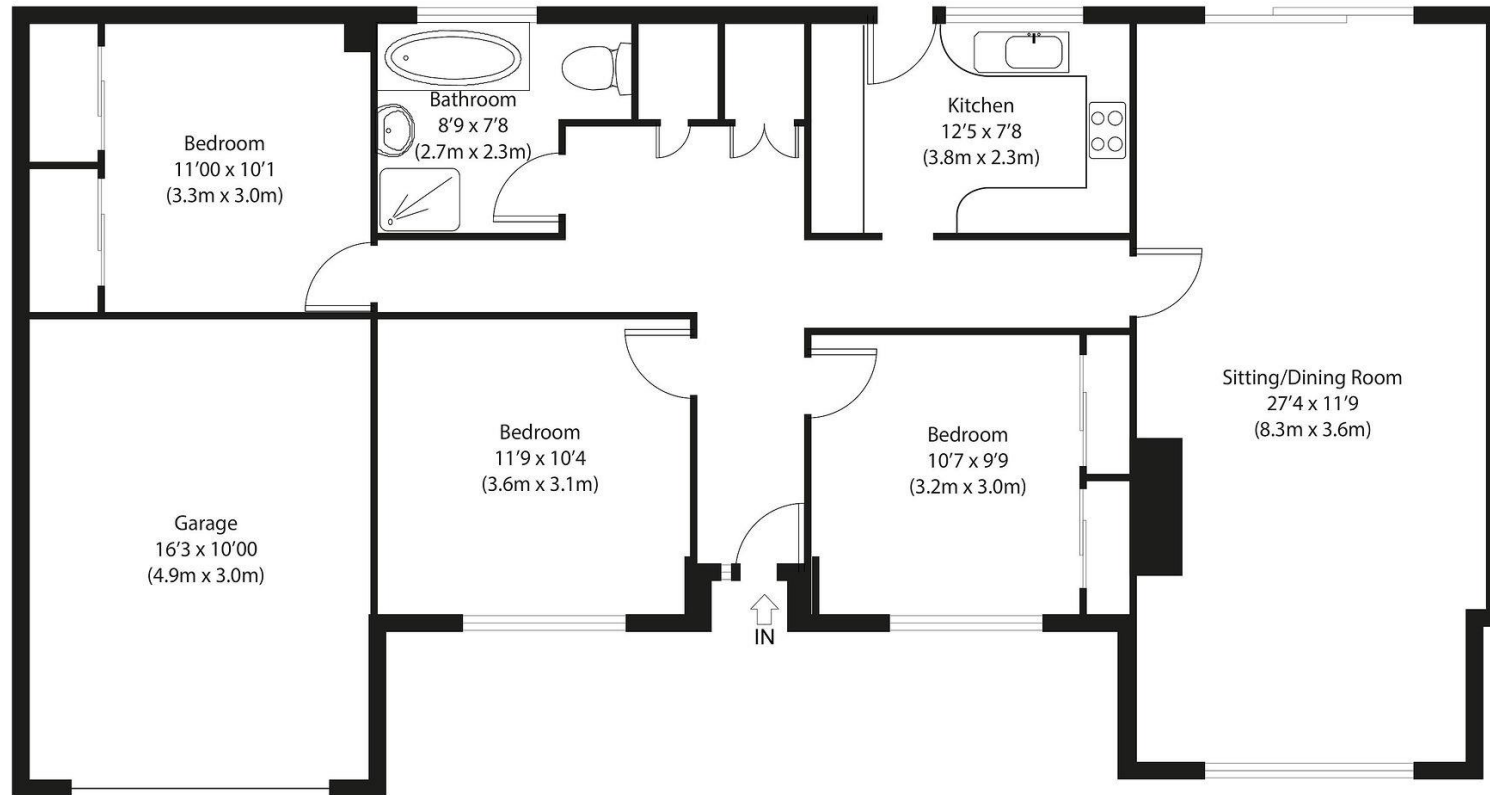
**EPC RATING: D**

**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.



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Approximate Gross Internal Area  
1295 sq ft (120 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.djphoto.co.uk





