



22 Wood View
Haughley, Suffolk

**DAVID
BURR**

22 Wood View, Haughley, Suffolk, IP14 3SD

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 splendid three bedroom detached house that has been maintained and presented to the highest of standards whilst enjoying an enviable position on the periphery of this highly regarded Suffolk village. This superb property was constructed 2 years ago by Bellway Homes and has been sympathetically designed and hugely benefitted by a deceptively spacious plot with the grounds incorporating off street parking, garage and views of the woodland beyond. 22 Wood View is also offered with **NO ONWARD CHAIN**.

A delightful three bedroom detached house presented to an excellent order throughout with generous south facing garden and views of woodland beyond. No onward chain.

Entrance door opening through to;

ENTRANCE HALL: A welcoming area with Amtico flooring and fitted barrier matting with doors opening to;

SITTING ROOM: 17'6 x 10'6 (5.3m x 3.2m). A delightful light room offering front aspect and having attractive wooden shutter blinds.

KITCHEN/DINING ROOM: 17'9 x 11'1 (5.4m x 3.3m). Cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit, eye level oven and built-in microwave and four ring gas hob under extractor hood. Further integrated appliances include dishwasher, washing machine and fridge freezer. The dining area is excellently placed with double doors opening to the rear terrace allowing the potential for al fresco dining and entertaining on warm summer afternoons.

CLOAKROOM: Having a W.C. with encased cistern and wash hand basin with mixer tap.

First floor

LANDING: An inviting area with built-in storage cupboard and further airing cupboard. Doors to;

BEDROOM 1: 11'1 x 9'9 (3.3m x 3m). A generous size and having front aspect. Attractive fitted shutter blinds. Door to;

EN SUITE: 8' x 3'9 (2.4m x 1.1m). Fitted with a shower cubicle having part tiled surround, W.C. with encased cistern and wash hand basin with mixer tap.

BEDROOM 2: 11'5 x 11'2 (3.5m x 3.5m). Again being an excellent size and offering rear aspect with view of the garden and woodland beyond.

BEDROOM 3: 10' x 8' (3m x 2.4m). Offering rear aspect and views of the woodland.

BATHROOM: 6'4 x 6'4 (1.9m x 1.9m). Having a panelled bath with mixer tap, W.C. with encased cistern and wash hand basin with mixer tap.

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Outside

The property is approached via a path which leads to the property and in turn leads to the side where there is a well-placed driveway which allows off street parking and in turn to a **GARAGE** 23'3 x 10' (7.1m x 3.0m) with up and over door, personnel side door and power and light connected.

The south facing rear garden is particularly generous for new build standards that incorporates a terrace area immediately abutting the rear of the property that is well placed for warm summer afternoons with canopies creating shade on sunny days. The majority of the garden is laid to lawn interspersed with flowering beds and shrubs.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

EPC RATING: B

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

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