



DAVID
BURR

Shrub Lodge
Haughley Green, Suffolk



Shrub Lodge, Fir Tree Lane, Haughley Green, Suffolk, IP14 3RL

Haughley Green, a picturesque hamlet within 1.5 miles of Haughley village, offers a serene living environment with convenient access to everyday amenities. Haughley village features general stores, a post office, bakery, public house, parish church, and primary school. The village hall hosts various community groups such as a pre-school, dance school, clog dancing, and W.I. Additionally, Haughley is home to bowls and football clubs. The hamlet's proximity to the A14 provides easy access to Stowmarket (4 miles away) with extensive amenities and a commuter rail station to London's Liverpool Street Station. Bury St Edmunds, located 13 miles away, offers a comprehensive range of schooling, shopping, recreational, and cultural facilities.

Nestled on the periphery of the sought-after Mid Suffolk village of Haughley Green, Shrub Lodge is a true hidden gem in a serene countryside setting on a quiet no-through road. This charming single-storey lodge is a rare find, tucked away in a semi-rural location surrounded by mature trees and hedging.

A delightful fully modernised three-bedroom single storey lodge offering contemporary living in a sought-after village.

Fully modernised and meticulously maintained to a high standard, the property offers contemporary living in a semi-rural location. The spacious accommodation includes an entrance hall/boot room with ample storage, leading to a recently updated kitchen/dining room fitted with contemporary units, a breakfast bar, integrated electric double oven and hob, and abundant drawer and cupboard space. Patio doors open from the kitchen to the garden. The sitting room, located at the rear of the property, features a log-burning stove and opens onto a sunroom/conservatory with beautiful views of the mature garden.

Shrub Lodge offers three bedrooms, a family bathroom with a modern suite including a corner shower cubicle, panel bath, wash basin, WC and a large walk-in cupboard. The master bedroom benefits from fitted wardrobes, and there is an attic room with light, power, and a skylight window, accessed via a pull-down ladder.

Outside

Outside, the property includes a gravel parking area with gated access to the garden. The garden itself is a stunning and private retreat, enclosed by mature trees and shrubbery, with a delightful lawned area to the side and

rear and a generous patio perfect for al fresco dining and enjoying the evening sunshine.

SUMMARY: A beautifully modernised single-storey lodge located on a tranquil no-through road on the edge of the desirable hamlet of Haughley Green. This secluded home features a spacious entrance hall, a contemporary kitchen/dining room with patio doors, a cosy sitting room with a log-burning stove and a sunroom with garden views. There are three bedrooms, a modern family bathroom and an attic room. Outside, the property offers gravel parking and a stunning, private garden with a patio and lawn, surrounded by mature trees and shrubbery.

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

LOCAL AUTHORITY: Mid Suffolk District Council – Band C

EPC RATING: TBC

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

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