



Offers In Excess Of £185,000
Keepers Lodge, Hailes Meadow, Haughley, Stowmarket, IP14 3PS

We are pleased to offer for sale this two bedroom semi detached home situated in a cul de sac location close to Haughley centre is offered in good order with the benefit of gas fired radiator central heating, sealed unit double glazed windows and a modern Shaker style kitchen. The property benefits from two generous bedrooms, cloakroom and a bathroom to the first floor.

There are gardens to the rear and parking for approximately two vehicles and all within this popular location. Haughley itself offers excellent amenities including Co-op, bakery, post office, public house, restaurant, hairdressers and vets. Haughley offers easy access to the A14 dual carriageway providing fast road links to larger towns such as Bury St Edmunds, Stowmarket & Ipswich.

The accommodation on offer is as follows:

STORM PORCH:

With door leading to

ENTRANCE HALL:

With laminate style flooring, radiator and stairs to the first floor.

KITCHEN/ LOUNGE/DINING ROOM:

(Open Plan Style)

With two radiators, TV point, window to the front and open walkway to kitchen/dining area with Shaker style cream high & low level units with timber style work surfaces, sink unit, plumbing for washing machine, integrated oven, hob & hood, gas combi boiler providing domestic hot water & central heating, window to the rear and radiator and communicating door to

REAR HALL:

With matching laminate style flooring to sitting room/dining room, radiator and window and door to the outside.

CLOAKROOM:

With low level WC, pedestal hand basin, tiled splash backs, extractor fan, radiator and laminate style flooring.

ON THE FIRST FLOOR LANDING:

MASTER BEDROOM:

With radiator, window to the front, TV point, laminate style flooring and single fitted cupboard.

BEDROOM

2:(currently used as an office/store room)

With laminate style flooring, radiator, window to the rear, double wardrobe and TV point.

BATHROOM:

With suite comprising low level WC, pedestal hand basin, panelled bath with mixer tap & shower attachments, heated towel rail, ceramic tiled flooring, extensively tiled walls and extractor fan.

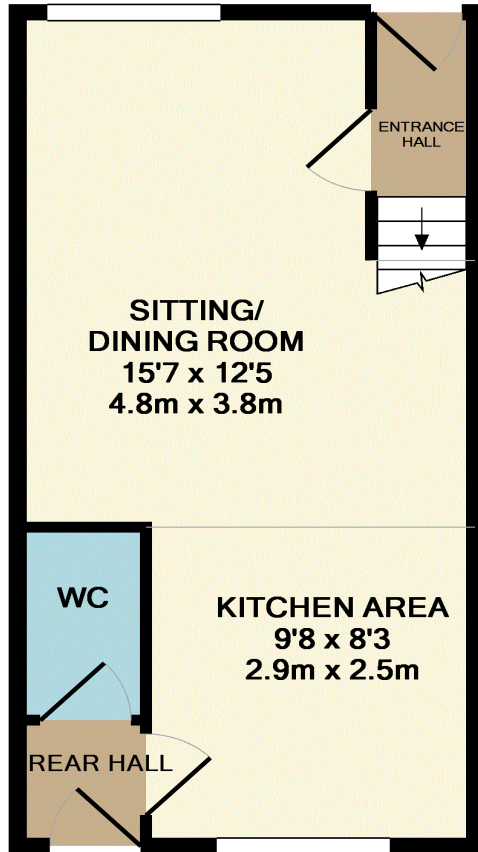
OUTSIDE:

To the front of the property is off road parking for approximately two vehicles and gives access to the front door. There is a side pathway giving access to the rear. The rear gardens incorporate a good degree of privacy & seclusion with views over farmland to the rear. There is a good sized lawn, small patio and the property is fenced & hedged.

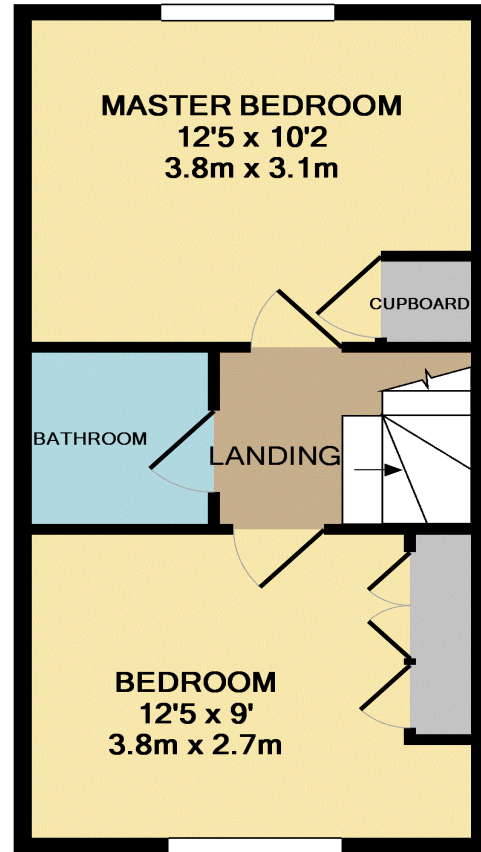
DIRECTIONS:

When heading from our office head east on to Tavern Street B1115 towards Bury St Edmunds. Turn left on to Gipping Way A1308. Go over 1 roundabout. At the roundabout take the 2nd exit on to Tot Hill A1308. At the roundabout take the 3rd exit. Turn right on to Fishponds Way, then the destination will be on the left hand side marked by a Bucks for sale board.

FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

THE PROPERTY MISDESCRIPTIONS ACT 1991

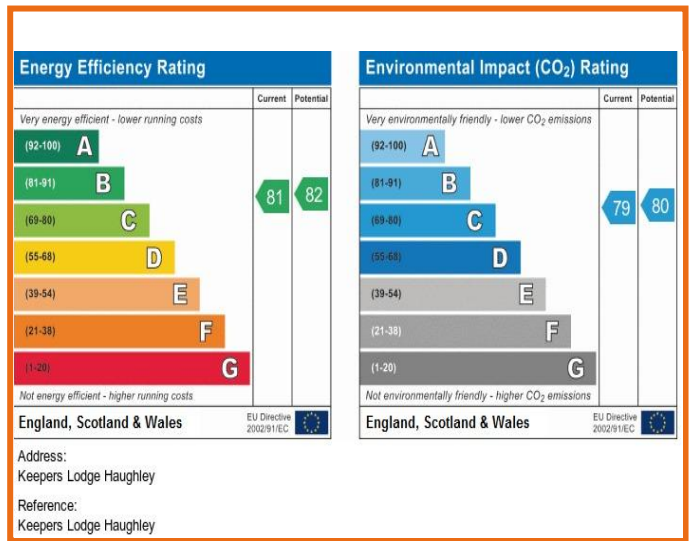
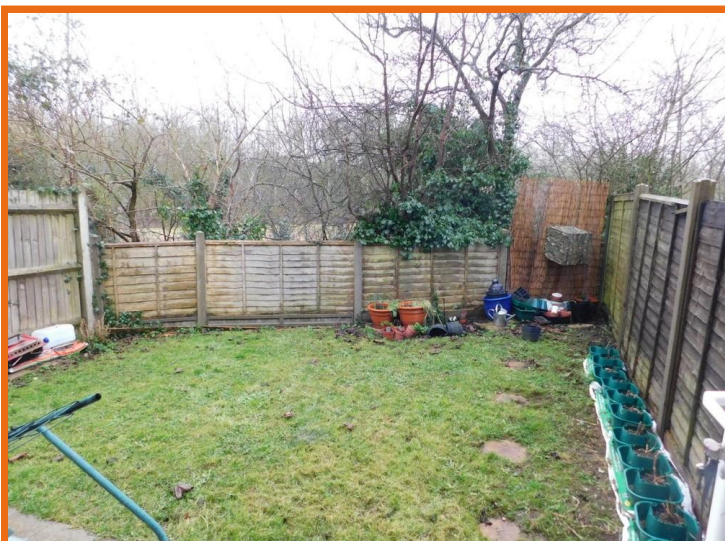
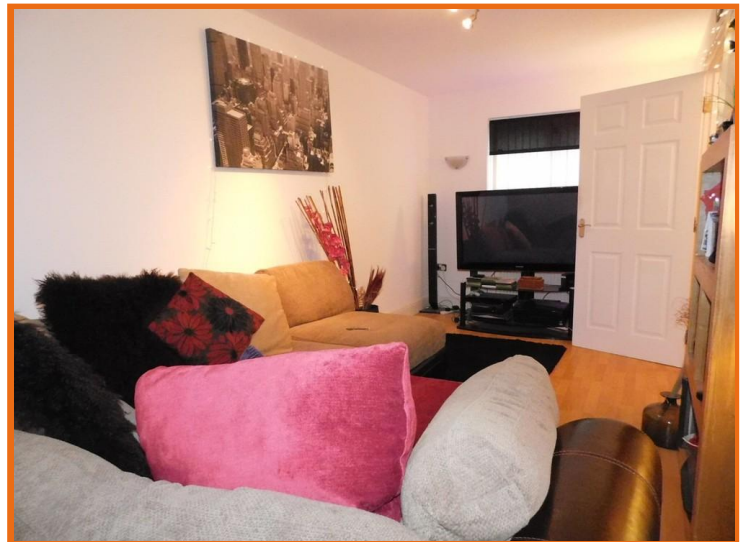
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



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