



Guide Price £295,000
12 Ladyfield, Haughley, Stowmarket, IP14 3PT

This **THREE BEDROOM DETACHED BUNGALOW** is situated in a **CUL DE SAC LOCATION** centrally to Haughley village. The property is **SOLD WITH VACANT POSSESSION AND NO UPWARD CHAIN** and incorporates gas central heating, sealed unit double glazed windows, **SINGLE GARAGE** and 3 good sized bedrooms. The property itself due to its location in the village is **IDEAL FOR RETIREMENT** or family accommodation alike and Haughley offers an excellent range of facilities including shop, post office, pub, general stores all within easy access of Stowmarket and the A14 dual carriageway. Viewings are strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With radiator, dado railing, thermostat for central heating, single fitted storage cupboard, double airing cupboard with further storage over, shelved airing cupboard with lagged back boiler for central heating and loft access.

SITTING ROOM:

A light and airy room with 2 radiators, large window to the front aspect, living flame gas fire with back boiler providing domestic hot water and central heating and TV point.

MASTER BEDROOM:

With radiator, window to the rear aspect, telephone point and two double fitted wardrobes.

BEDROOM 2:

With radiator, French Doors to outside and TV point.

BEDROOM 3:

With radiator and window to the rear.

KITCHEN:

A good sized kitchen with high and low level white shaker style units with space for range, extractor hood, space for fridge freezer, plumbing for washing machine, tiled splash backs to work surfaces, sink and down-lighters.

BATHROOM:

With suite comprising low level WC, pedestal hand basin, panel bath with shower over, extensively tiled walls, 2 windows to the side and radiator.

OUTSIDE:

The property is located as aforementioned in a cul de sac location with picturesque green area to the front. The front gardens are predominately lawns with side flower and shrub borders with side driveway providing off road parking for approximately 2 to 3 vehicles and leading to single garage with up and over door, power and light connected. The rear gardens are of a good size but easily maintainable and incorporate good sized patio, lawns, side flower and shrub borders, fenced and hedged giving a high degree of privacy and seclusion. There is also a personal door from the side of the garage which gives access to the main rear garden and as aforementioned viewings are strictly through appointment with the above agents.

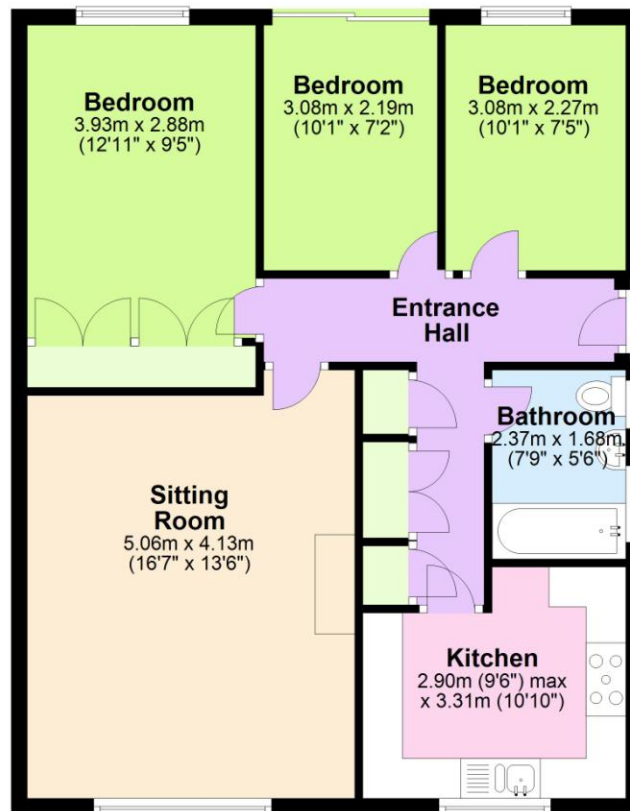
DIRECTIONS:

At Station Road West 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, turn right onto Windgap Lane, turn right onto Ladyfield, turn left to stay on Ladyfield where the property will be found.

FLOORPLANS

Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIIONS ACT 1991

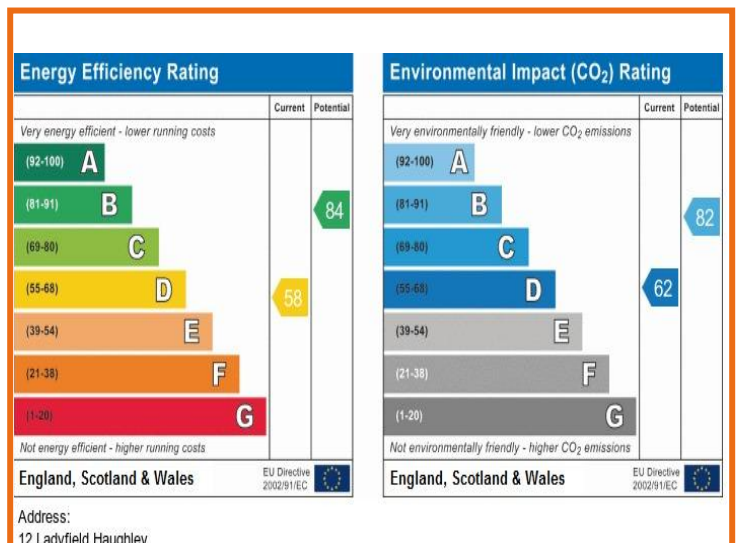
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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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