Old Street, Haughley, Stowmarket

Sheridans

Old Street, Haughley, Stowmarket IP14 3NX

Guide Price £260,000

A beautifully presented and sympathetically improved Grade II listed two-bedroom cottage, believed to date back approximately 150 years, offering a wealth of period charm alongside modern comforts. Situated in a highly sought-after village location and offered with no onward chain, this delightful home has been well maintained and tastefully enhanced by the current owners.

Constructed with a traditional timber frame, rendered elevations and tiled roof, the cottage is rich in character features throughout. The front door opens into a welcoming and well-appointed sitting room centred around an impressive inglenook fireplace with exposed brickwork, substantial bressummer beam and inset wood-burning stove, creating a warm and inviting focal point. A door leads through to the kitchen/dining room, which has been newly fitted with a range of attractive kitchen units, generous preparation work surfaces, an integrated oven, hob with extractor above and space for a fridge/freezer. The kitchen is perfect for both informal dining and more formal entertaining, providing an excellent space for social gatherings and family meals alike.

Beyond the kitchen is an inner lobby with a useful storage cupboard and access to a newly installed shower room comprising a walk-in shower, WC and wash hand basin. Also accessed from the kitchen is a bright and airy utility/boot room with direct access to the garden, offering versatile additional space suitable for a variety of uses. An adjoining study provides an ideal environment for home working, this could also be used a bedroom.

Stairs rise from the sitting room to the first-floor landing, where doors open to two well-proportioned bedrooms, both bright and airy and enhanced by attractive exposed beams that further reflect the property's historic character.

This charming cottage presents an excellent opportunity to acquire a beautifully presented period home, with gas central heating, in a prime village setting.

Outside
Externally, the rear garden is predominantly laid to lawn and includes a useful outbuilding/summer house. A gate provides access to the off-road parking area with space for two vehicles off a shared driveway.

Location
The village of Haughley offers a charming and well-served setting, with local shops and amenities within easy reach. The market town of Stowmarket, approximately two miles away, provides a wider range of shopping, recreational facilities, and a mainline rail service to London Liverpool Street, with a journey time of around 85 minutes. For road travel, the A14 is conveniently close, providing links to Bury St Edmunds, Ipswich and the A12. The area is also well catered for in terms of education, with highly regarded local schools and access to private education.

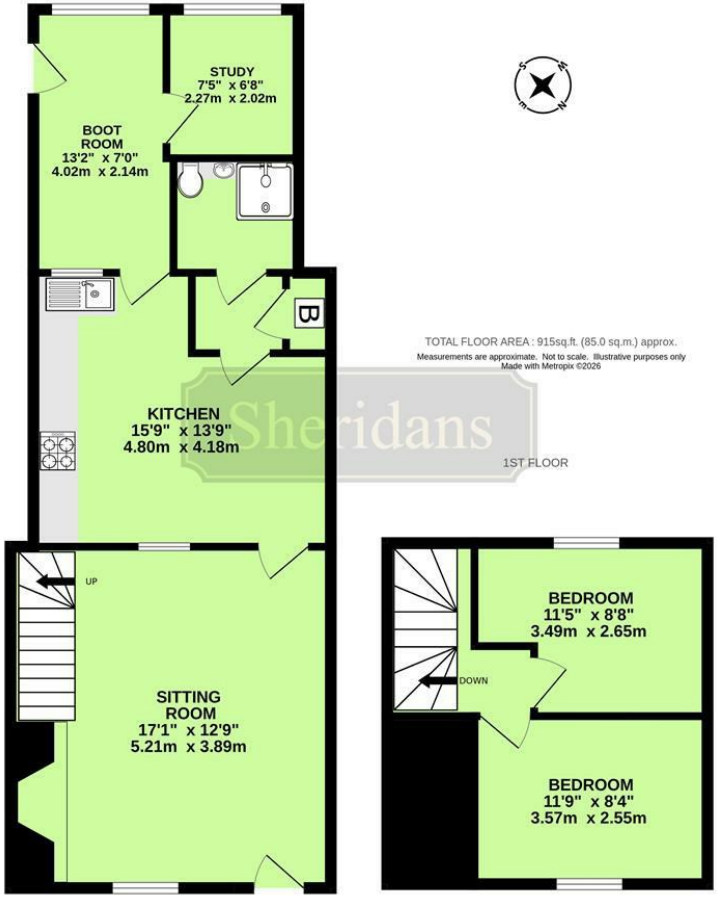
Directions
On entering the village from Bury St Edmunds the property can be found on the right hand side adjacent to the Coop.

Services
All mains services are connected. Gas fired radiator central heating.
Council Tax: Mid Suffolk Band: B

- CHAIN FREE
- Grade II listed with period features
- Immaculately presented
- New kitchen
- New shower room
- Study/bedroom
- Utility area offering versatile space
- Good sized rear garden
- Off road parking

Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk
Please Note; The property is tenanted but can be offered with vacant possession.

GROUND FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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