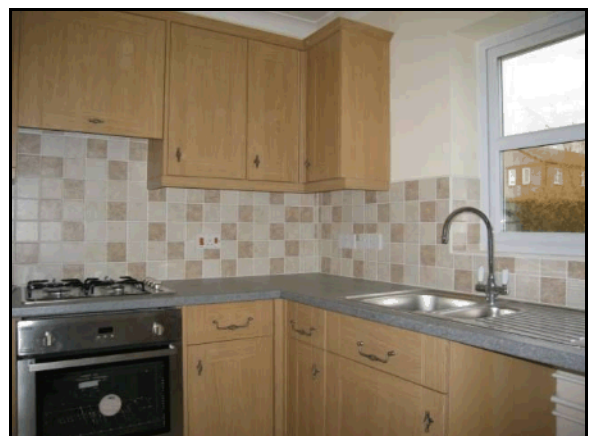


10a, Turner Lane, Haughley, Suffolk

Price: £210,000

This 3 bedroomed detached bungalow in the popular, well served village of Haughley with easy access onto the A14.



MARKET PLACE STOWMARKET SUFFOLK IP14 1DN TEL:01449 612384 FAX:01449 677185

AND AT 10 RISBYGATE STREET BURY ST EDMUNDS SUFFOLK IP33 3AA TEL:01284 748600 FAX:01284 748610

General

This detached bungalow is one of two which have been built in a tucked way location in the popular village of Haughley.

The bungalows provide 3 bedroomed accommodation, with parking at the front, and good size rear gardens. Features include gas fire central heating, UPVC double-glazed windows throughout, with ceramic tiling in the bathroom and kitchen.

The bungalows have been built by Maitland Homes, who are well established NHBC registered local builders, and are to a good quality specification using traditional materials of cavity brick and blockwork walls, under tiled roofs.

Location

Haughley is a popular village, enjoying local facilities which include a bakers, primary school, Co-operative supermarket, vets, restaurant, public house and hairdressers. The village also offers easy access to the A14 trunk route, and is approximately 2 miles from the mid Suffolk town of Stowmarket where further shopping and schooling facilities are available together with amenities which include a sports and leisure centre and a main line rail station offering a regular commuter service to London Liverpool Street.

Directions

To locate the properties proceed into Haughley on Fishponds Way from the A14, and turn right into Station Road almost opposite the Co-op. Continue along Station Road and turn left into Grange Way, continue almost to the top of Grange Way and turn right into Thompson Close/Turner Lane, continue to the end of Turner Lane, these properties will be seen on the left. Alternatively park in Station Road outside Numbers 23/25, and walk up the pedestrian part of Turner Lane, the properties will then be seen after a short distance on the right. To locate the property on www.multimap.com the postcode is IP14 3SA.

Services

All main services are understood to be connected. Central heating is provided from a gas fired boiler.

THE ACCOMMODATION COMPRISES:-

Hallway

with store cupboard.

Living Room

17' 10" x 11' 4" (5.45m x 3.45m), less door recess, with French doors into rear garden.

Kitchen

9' max x 8' 8" max (2.75m max x 2.65m max), with gas hob, electric oven, extractor hood over, range of modern kitchen units, stainless steel sink unit. T.V. and telephone point.

Bedroom 1

12' 9" x 11' 9" (3.9m x 3.6m), with window to front, t.v. and telephone point.

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Lacy Scott and Knight and no warranty in their respect is offered within these particulars. Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract of sale.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressively excluded from the sale unless otherwise stated within the sales particulars.



Bedroom 2

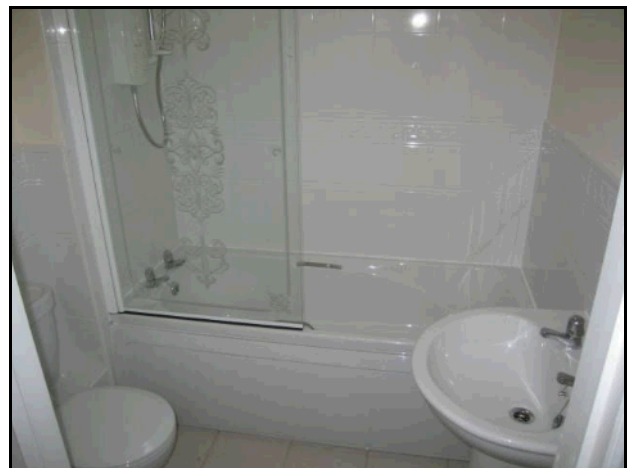
12' 3" x 8' 8" (3.7m x 2.65m), with window to rear.

Bedroom 3

8' 10" x 8' 8" (2.7m x 2.65m), with window to front, t.v. and telephone point.

Bathroom

with Velux window. Having panelled bath with mixer shower attachment, extensive splashback tiling and side screen, pedestal wash basin and low level w.c. Radiator.



EXTERNALLY

The garden area at the front of the property is open plan, and is largely finished with a block paved parking and driveway area suitable for 2 cars. Flowerbeds have a barked finish.

A side passageway leads to the rear garden which is enclosed by boarded fencing. There is also a good size patio area, a rear light and an electric power point. The remainder of the garden has been seeded to grass, and is of good size being approximately 35' in width, by some 50' in depth.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Messrs Lacy Scott and Knight for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.