



Robinson Close, Haughley, Stowmarket

Sheridans



Robinson Close, Haughley, Stowmarket IP14 3FG

£435,000

This immaculately presented four-bedroom detached Bloor home, built in 2021, occupies a highly desirable position overlooking open green space to front. Offering generous family accommodation, the property is further enhanced by an impressive garden studio/home office, finished to high specification, providing flexible living for modern lifestyles.

Constructed of traditional brick beneath a tiled roof, this beautifully presented family residence offers light and airy accommodation, complemented by well-proportioned rooms and a generously sized enclosed garden. The property benefits from gas-fired radiator central heating and double glazing, providing comfort and efficiency throughout.

The accommodation is entered via a welcoming entrance hall, featuring stairs to the first floor with bespoke shoe storage drawers under. Large utility cupboard, thoughtfully designed to house the boiler and provide space for a washing machine and tumble dryer along with additional storage, keeping practical needs discreetly organised and hidden away. Door to cloakroom with WC and wash hand basin.

The spacious sitting room provides a comfortable tranquil space with a window to the front aspect. The kitchen/dining/family room is the heart of the home, offering a bright, sociable space perfect for entertaining. Recently fitted bi-fold doors open onto the patio area, seamlessly connecting indoor and outdoor living for al fresco dining. The kitchen is fitted with an extensive range of modern units, offering abundant cupboard and drawer space, complemented by a built-in double oven, gas hob along with integrated fridge/freezer and dishwasher.

To the first floor, the landing provides access to four well-appointed bedrooms, including a principal bedroom with feature wall, built in wardrobes and en-suite shower room.

The remaining three bedrooms are served by the family bathroom with separate shower cubicle, bath, WC and vanity wash hand basin with storage under. Loft hatch which has been converted for extra storage, this completing the first-floor accommodation.

Outside

Externally, the property is approached via a quiet no-through cul-de-sac, with front garden and driveway to the side leading to a garage with up-and-over door, power and lighting. Wall mounted Electric Vehicle (EV) charger.

The fully enclosed rear garden is mainly laid to lawn and benefits from a generously sized patio adjoining the kitchen, ideal for al fresco dining and entertaining, as well as an additional patio area to the rear of the garden. Enhancing the garden is a detached studio/home office, installed by the current vendor to a high specification, providing a tranquil and versatile space suitable for work, hobbies or relaxation. The studio is light and airy with wooden flooring, air conditioning/heating and a cloakroom with WC and wash basin, offering both style and functionality.

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, including Culford School, offering excellent opportunities for families.

Directions

From Bury St Edmunds take the A14 towards Stowmarket exit at junction 47a and continue onto Haughley New Street which continues onto Stowmarket Rd. Adjacent to Tot Hill turn left onto The Folly and continue onto Bacton Road. Pass the Haughley Bowls/Football Club and turn right onto Steggall Road then right onto Robinson Close.

3 What Words [///surging.younger.agency](http://surging.younger.agency)

Services

- Impressive Kitchen/Dinning/Family Room
- Good sized sitting room
- Cloakroom and Utility space
- Principal bedroom with ensuite
- Immaculately presented
- Garage, off road parking & EV charger
- Bifold doors to garden
- High Specification Garden Studio/Home Office
- Views over green to front
- Fully enclosed rear garden

Mains gas, electricity, water and drainage supplied.

Gas fired central heating

Council Tax: Band: Mid Suffolk - E

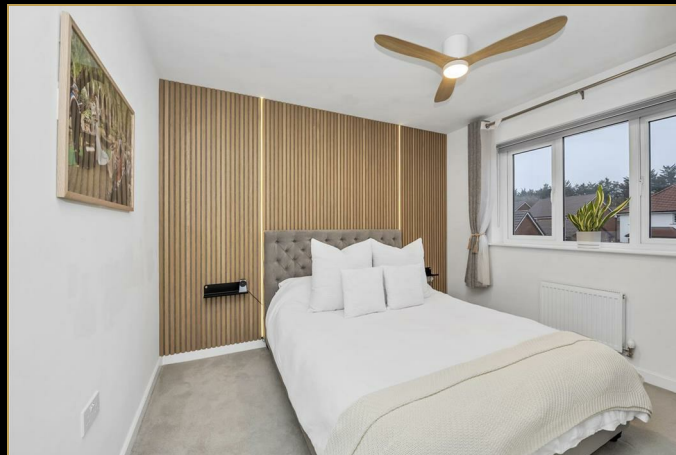
Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Rivers & Sea -Very Low Risk

NHBC Warranty: 6 years remaining

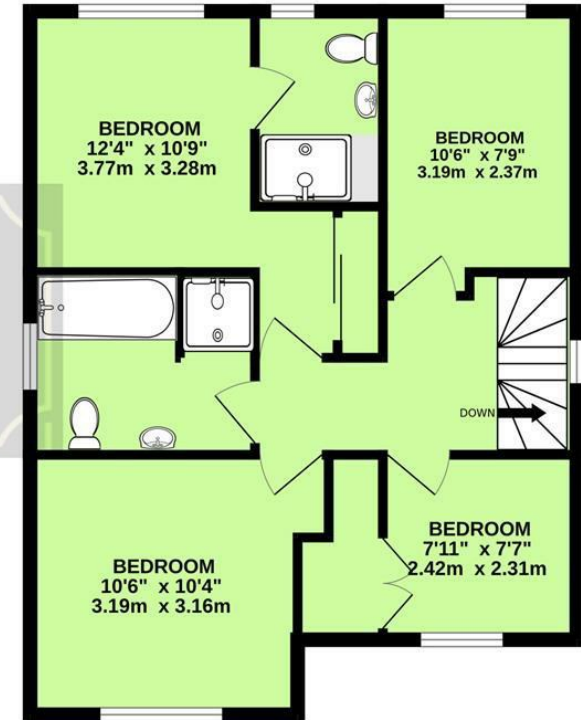
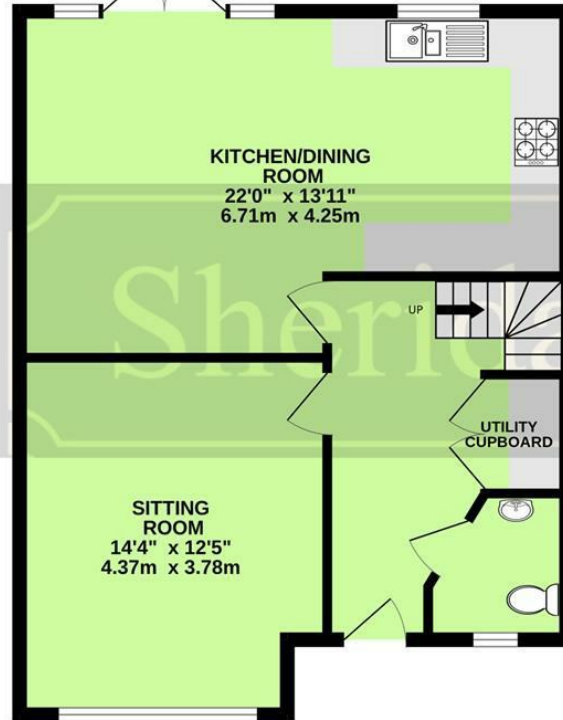
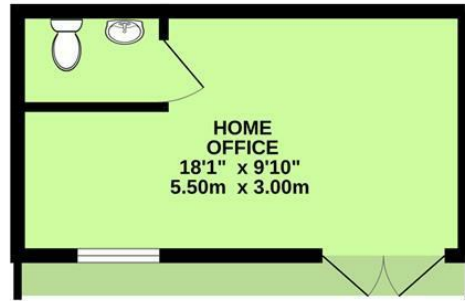
Service charge: £260 per annum



GROUND FLOOR

TOTAL FLOOR AREA : 1216sq.ft. (113.0 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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