



The Folly

Haughley

Guide Price £375,000

LACY SCOTT
& KNIGHT

est. 1869

Holly Bungalow

The Folly | Haughley | Stowmarket | IP14 3NS

Stowmarket 3 miles, Bury St Edmunds 12 miles, A14 1 mile

Impressive detached 3 bedroom bungalow, offered in a good condition throughout and which is tucked away in a quiet corner, nearby to an open green within this well served and ever popular village. No onward chain.

Entrance Hall | Sitting Room/Dining Room | Kitchen/Breakfast Room | 3 Bedrooms | Family Bathroom | Ensuite Shower Room To Principal Bedroom | Off Street Parking | Enclosed Garden | Gas Fired Central Heating | UPVC Double-Glazing | No Onward Chain

Holly Bungalow

From the tiled floor entrance hall there are doorways leading off to all the principal rooms, including the sitting room, which provides a good level of natural light with windows to front, plus bay window to side and glazed double doors to rear. Within the sitting room there is also a woodburner. The kitchen/breakfast room is of an impressive proportion and within which there is a range of wall, base and drawer units, including 1 ½ bowl stainless steel sink unit, with drinking tap and splashback tiling, plus integral eye level double oven and gas hob, with extractor hood over. Other features of note include plumbing for washing machine and dishwasher, as well as space for fridge and freezer, plus tiled flooring, with window overlooking to front and glazed double doors which open out into the rear garden. The three bedrooms are all of good sizes and benefit from fitted wardrobes. The principal of which also benefits from its own ensuite shower room, comprising double width shower cubicle, vanity wash handbasin, low flush wc, as well as tiled walls and floor, plus window to rear. Bedrooms 2 & 3 also have use of the family bathroom, comprising panel bath



with shower attachment, pedestal wash handbasin, low flush wc, with tiled walls and floor, plus window to rear.

Outside

To the front of the property there is a shared driveway, from which there is a gated access into the rear garden from either side of the bungalow. The rear garden is mainly laid to lawn and is enclosed by fence surround with paved patio area, plus two sheds and a greenhouse.

Location

Holly Bungalow is perfectly situated in a quiet hidden away location, yet within easy walking distance of the main village

street and its amenities, with the driveway positioned directly opposite a very attractive open green to the front.

The well served village of Haughley lies to the North of Stowmarket and within easy reach of the A14 dual carriageway.

Local amenities include village store, post office, primary school, bakery, popular restaurant and public house. A wider range of shopping and schooling facilities are available within Stowmarket, along with the Mid Suffolk Sports & Leisure Centre and a mainline rail station to London (Liverpool Street). The aforementioned A14 dual carriageway provides excellent road access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond.

Services

Mains water, electricity, drainage. Gas central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Tenure

Freehold.

Broadband Speed

Superfast Predicted 74Mbps (source Ofcom).

Mobile Coverage

Between 61% and 81% (source Ofcom).

Directions

Travelling from Stowmarket in a Westerly direction turn off the A14 as signposted to Haughley village. Proceed through the village through Old Street veering left just before the Kings Arms Public House. After a few hundred yards The Folly will be seen on the right hand side with Farrows End the left hand end of the development. To locate the property on www.multimap.com the postcode is IP14 3NS.

what3words

likewise.infants.buying

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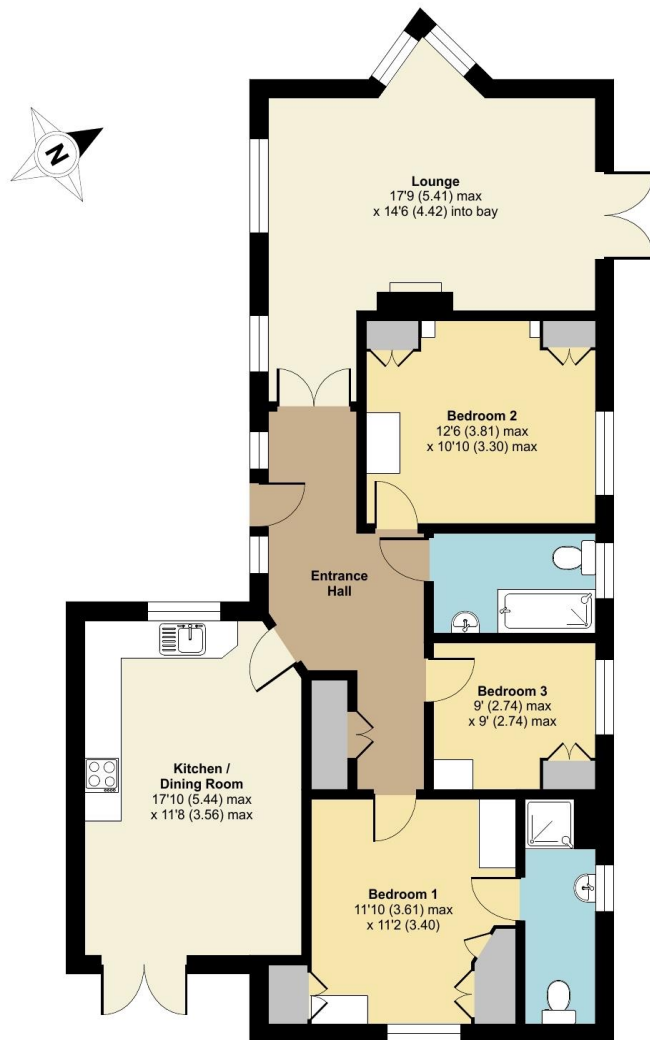
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The Folly, Haughley, Stowmarket, IP14

Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1434392



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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