

11 Steggall Road, Haughley

Minors & Brady

11 Steggall Road

Haughley, Stowmarket

A wonderful opportunity to enjoy village living without compromise, this beautifully presented two-bedroom semi-detached home offers bright, well-planned accommodation and a private enclosed garden. Occupying a desirable position within the sought-after Suffolk village of Haughley, the property features a spacious sitting room, a stylish kitchen/dining room with French doors opening onto the garden, a practical utility area and a ground floor cloakroom. Upstairs, two generous double bedrooms provide comfortable and versatile accommodation, including a principal bedroom with space for a wardrobe and en-suite shower room, complemented by a well-appointed family bathroom. Outside, the enclosed rear garden offers an attractive setting for outdoor dining and relaxation, whilst off-road parking for two vehicles adds everyday practicality.

Agent's Note

This property will be sold freehold. Maintenance fee: £21.90 a month. Gas central heating system. Connected to all mains services. This property has a restrictive covenant that restricts caravans and motorhomes being parked on the driveway.

The Location

Steggall Road is situated within the well-connected Suffolk village of Haughley, a location that combines a strong sense of community with convenient access to both the surrounding countryside and a range of everyday amenities. The village appeals to a broad demographic, including families seeking access to well-regarded schooling, professionals commuting to larger centres, and those looking to enjoy a more rural setting without feeling isolated. Haughley retains much of its historic character, with local landmarks including St Mary's Church and the nearby Haughley Park Estate, while benefiting from proximity to the market town of Stowmarket.

M&B








Biscuits
Coffee
Tea
Sugar

11 Steggall Road

Haughley, Stowmarket

For day-to-day shopping and services, residents are well placed for the amenities of Stowmarket, located approximately three miles away. Here, a wider selection of supermarkets, independent retailers, cafés, restaurants, healthcare facilities and leisure amenities can be found, alongside a retail offering that caters for everyday needs. Within the village itself, local facilities contribute to a practical and community-oriented lifestyle, while nearby villages and surrounding Suffolk countryside provide additional country pubs, farm shops and walking routes.

Haughley and the surrounding villages offer access to a selection of primary schools, while Stowmarket provides further primary and secondary education options. Independent schooling is also available across Suffolk, including establishments in Ipswich and Bury St Edmunds, making the location attractive for families seeking a variety of educational choices.

The nearby A14 provides direct road links east to Ipswich and Felixstowe, and west towards Bury St Edmunds, Cambridge and the wider motorway network. Stowmarket railway station offers regular services to Norwich, Ipswich and London Liverpool Street, making the village a practical choice for commuters who require rail access while preferring a village environment. Public transport connections and nearby road networks also provide convenient travel throughout Suffolk and neighbouring counties.

Beyond the practicalities, residents enjoy easy access to the wider Suffolk countryside, with an abundance of footpaths, cycling routes and rural landscapes on the doorstep. The villages surrounding Haughley, together with destinations such as Bury St Edmunds, Needham Market and the Suffolk Coast, provide opportunities for leisure, dining and recreation throughout the year.

M&B













11 Steggall Road

Haughley, Stowmarket

The accommodation is approached via a welcoming entrance hall, creating an immediate sense of space and providing access to the principal ground floor rooms. Stairs rise to the first-floor accommodation, while the layout has been carefully planned to ensure a natural flow throughout the home.

Positioned to the front of the property, the sitting room is a comfortable and inviting reception space. A large window allows the room to be flooded with natural light, enhancing the bright and airy atmosphere. An understairs cupboard provides useful storage, while the proportions of the room comfortably accommodate both relaxation and entertaining.

To the rear, the kitchen/dining room forms the heart of the home and has been thoughtfully arranged to support everyday family life as well as social occasions. Fitted with a range of contemporary wall and base cabinetry, matching work surfaces and integrated appliances, the space offers both functionality and style. A fitted oven, a gas hob with extractor, integrated dishwasher and integrated fridge freezer contribute to the streamlined aesthetic. French doors open directly onto the rear garden, extending the living space outdoors and creating an excellent setting for seasonal entertaining and family gatherings. The dining area enjoys views over the garden, further enhancing the sense of connection between the interior and exterior spaces.

Adjoining the kitchen is a practical utility area, providing additional workspace and plumbing for laundry appliances, together with a storage cupboard. A ground-floor cloakroom completes the accommodation at this level and adds further convenience for residents and guests.

M&B

11 Steggall Road

Haughley, Stowmarket

The first-floor landing provides access to both bedrooms and the family bathroom, together with loft access.

The principal bedroom is positioned to the rear of the property and enjoys a pleasant outlook over the garden. The room benefits from space for a wardrobe if required and a private en-suite shower room fitted with a contemporary suite, vanity storage and a generously sized shower enclosure.

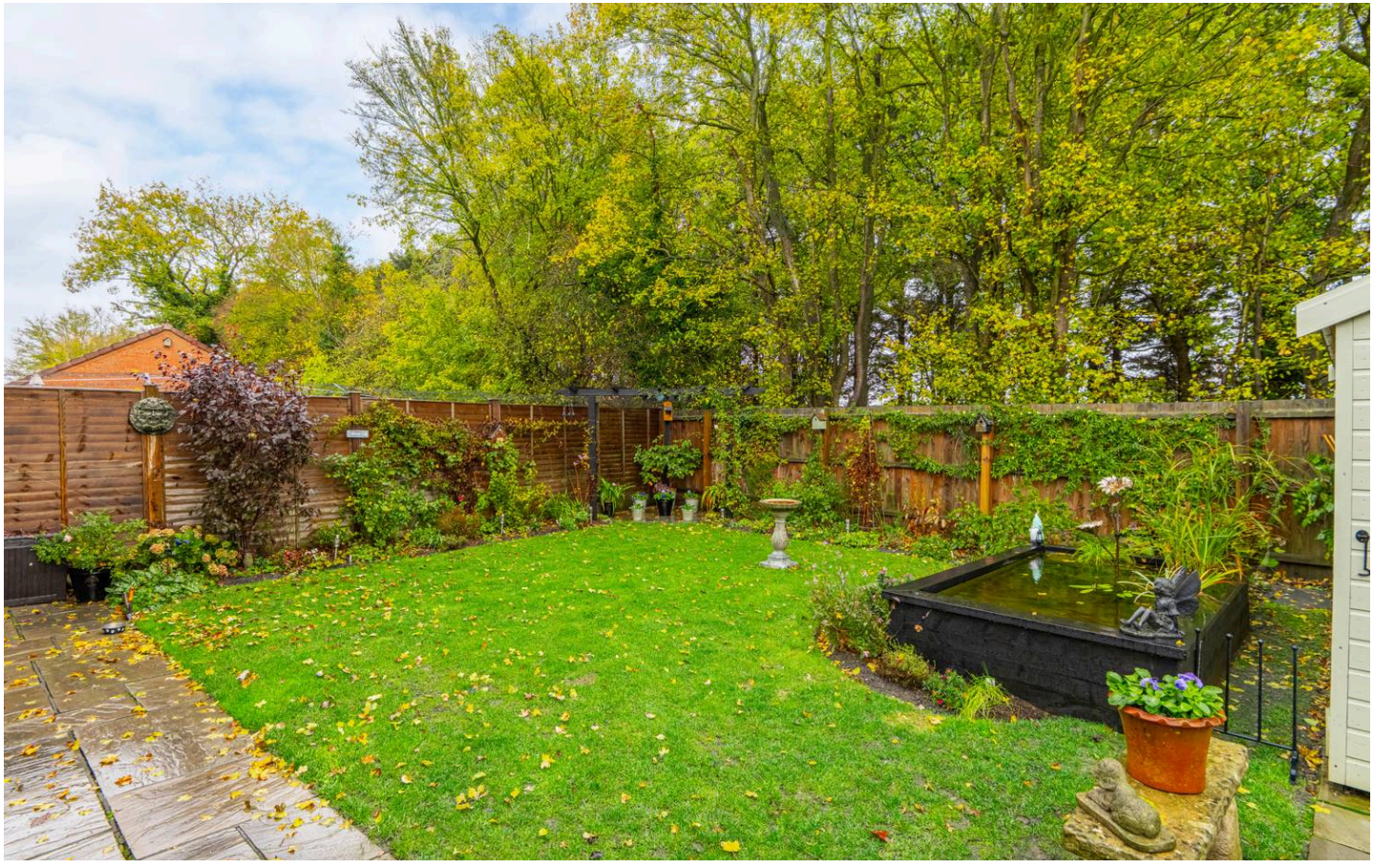
Bedrooms two is a comfortable double room located to the front of the property, complemented by triple built-in wardrobes.

Serving the second bedroom is a family bathroom, fitted with a bath incorporating a shower attachment, vanity wash basin, WC and heated towel rail. Carefully arranged and well maintained, the bathroom provides all the essentials for modern family living.

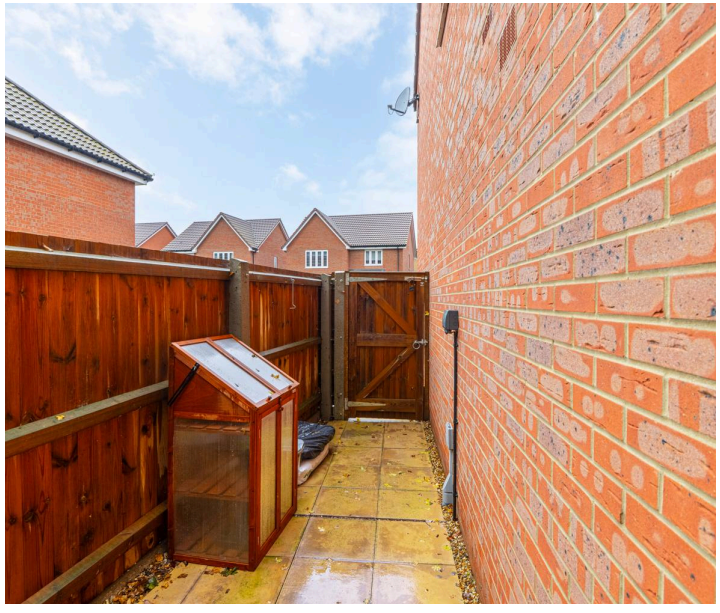
Outside, the property continues to impress with attractive and manageable outdoor space. To the front, a paved approach leads to the entrance and the off-road parking area, which comfortably accommodates two vehicles.

The rear garden has been designed to provide both enjoyment and ease of maintenance. A patio terrace offers an ideal setting for outdoor dining and entertaining, while the lawn provides space for recreation and gardening, with the addition of a pond. The garden is enclosed by fencing, creating a private and secure environment, and also benefits from a useful workshop (measuring 10ft x 12ft) and a separate shed, both with light and power. Private side access leads conveniently to the front of the property.

M&B

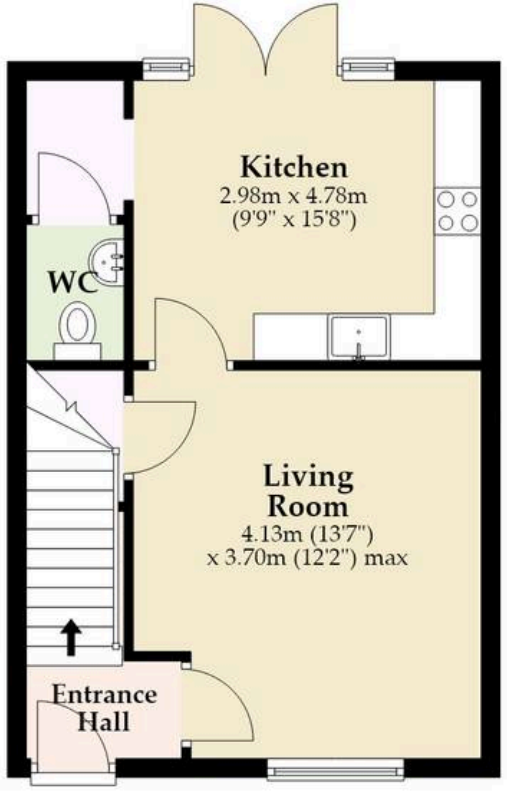






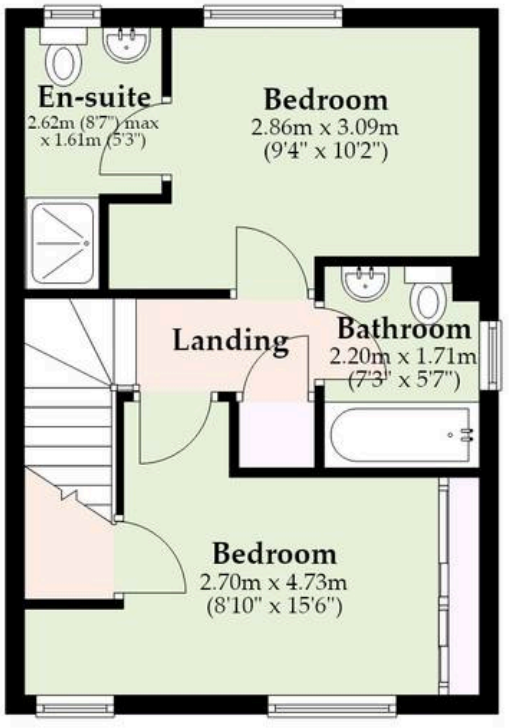
Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



First Floor

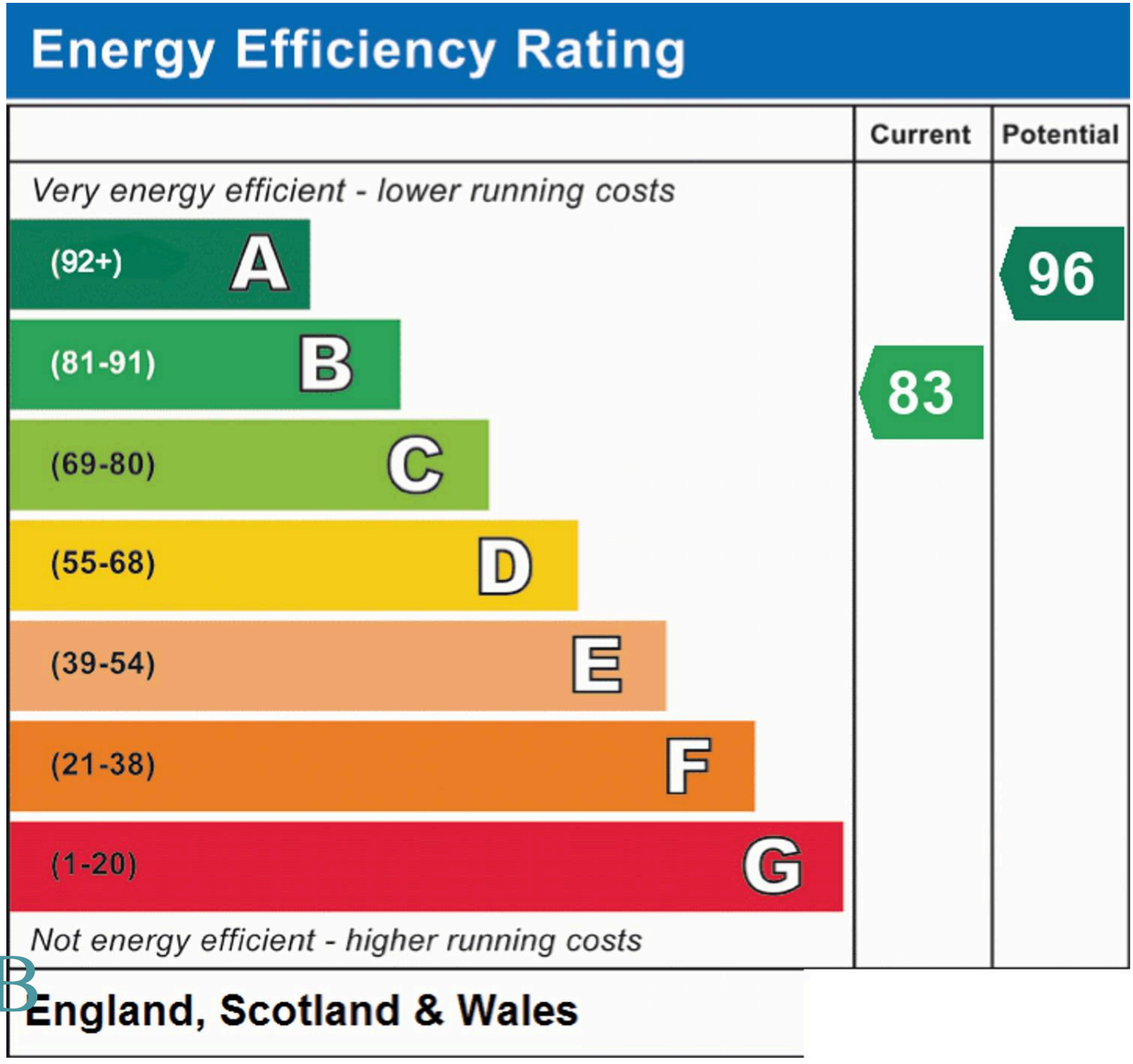
Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 72.5 sq. metres (779.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

M&B


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
96
England, Scotland & Wales

Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

burystedmunds@minorsandbrady.co.uk 01284 672200 2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk