

2 Steggall Road, Haughley

Minors & Brady

2 Steggall Road

Haughley, Stowmarket

Step inside a beautifully presented family home, where contemporary design, exceptional presentation and village living come together perfectly. Occupying a desirable position within the sought-after village of Haughley, this impressive four-bedroom detached residence was built by Bloor Homes in 2022 and proudly served as the original show home. Offered chain free and presented in excellent condition throughout, the property provides spacious and thoughtfully designed accommodation ideal for modern family living. Standout features include an impressive kitchen/day room with a utility room, a principal bedroom with en suite, a south-facing landscaped garden, detached garage and generous driveway parking, all complemented by open views to the front and a range of local amenities including a shop, pub, restaurant, bakery and vets close at hand.

The Location

Steggall Road occupies a convenient position on the edge of Haughley, a well-established Suffolk village that combines a strong sense of community with excellent access to nearby market towns and transport connections. Particularly appealing to families, professionals seeking a village setting, and those looking to enjoy a slower pace of life without feeling isolated, the village offers a balance of everyday convenience and countryside surroundings. Haughley itself lies just a short distance from Stowmarket, providing residents with access to a wider range of shopping, leisure and transport facilities while retaining the character of a traditional Suffolk village.

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RESERVED
FOR THE
Dog

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Day-to-day amenities are well catered for, with the village offering local facilities including a primary school, community venues and village services, while neighbouring Stowmarket provides an extensive range of supermarkets, independent retailers, cafés, restaurants and essential healthcare services. The town also features leisure amenities including fitness centres, sports facilities and a popular leisure complex. Further shopping opportunities can be found at destinations throughout Mid Suffolk, while larger centres such as Bury St Edmunds and Ipswich are readily accessible for a broader selection of retail, dining and cultural attractions.

Crawford's Church of England Primary School serves the village, while a choice of additional primary and secondary schools can be found in and around Stowmarket. Independent education is also available nearby, including Finborough School, offering options from nursery through to sixth form. This range of schooling contributes to the area's appeal for families at various stages of education.

Haughley sits close to the A14, a key east-west route linking Cambridge, Bury St Edmunds, Ipswich and the wider national road network. Stowmarket railway station, a short drive away, provides regular services to London Liverpool Street, making the area a practical choice for commuters. Rail connections also offer straightforward access to Norwich, Ipswich and Cambridge, while local bus services connect surrounding villages and towns.

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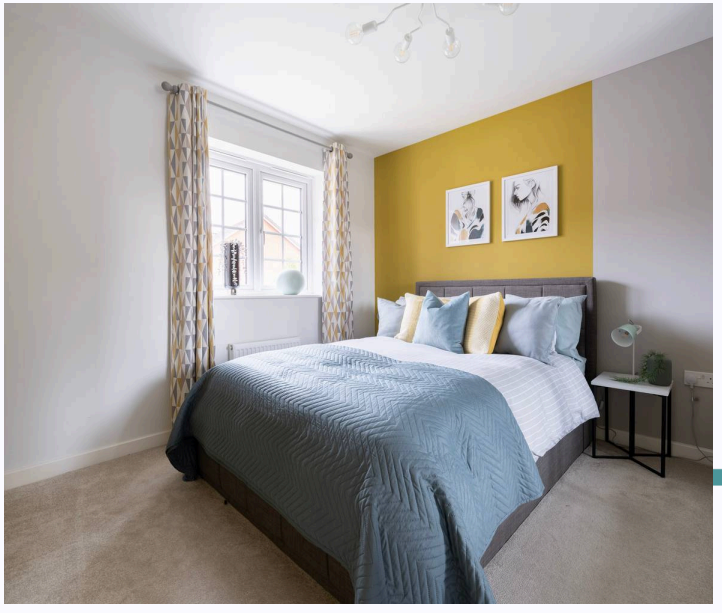





HELLO







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The surrounding Suffolk countryside provides opportunities for walking, cycling and exploring quiet country lanes, while nearby landmarks such as Haughley Castle, the Gipping Valley and the village's historic church reflect the area's long heritage. Residents are also well placed to enjoy the wider attractions of Suffolk, from the historic streets of Bury St Edmunds to the countryside, villages and recreational opportunities found throughout the county.

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Upon entering through the front door, a welcoming entrance hall sets the tone for the accommodation beyond. A useful coats cupboard provides practical storage, while the spacious layout offers an excellent introduction to the home's high standard of presentation.

Positioned to the front of the property, the principal reception room is a generous and elegant space flooded with natural light. Large windows frame the attractive open views across the fields opposite, creating a pleasant outlook and enhancing the feeling of space. This comfortable room provides a superb setting for everyday family life, as well as formal entertaining and special occasions.

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Forming the heart of the home, the impressive kitchen and dining space has been thoughtfully designed to provide a sociable and highly functional environment. Fitted with a comprehensive range of contemporary cabinetry and fully integrated appliances, the kitchen offers both style and practicality. There is ample space for dining and informal seating, creating a versatile area where family and friends can gather throughout the day. The layout flows naturally and has been carefully designed to suit modern living. Complementing the kitchen is a separate utility room, providing additional storage and laundry facilities while helping to keep the main living areas organised and uncluttered.

Also located on the ground-floor is a convenient cloakroom, adding further practicality for both residents and visitors.

The first-floor continues the home's exceptional presentation and offers well-proportioned accommodation throughout. The landing provides access to all four bedrooms and the family bathroom, with a bright and airy feel that reflects the quality found throughout the property.

The principal bedroom is an impressive double room, benefiting from a stylish en-suite shower room that provides a private sanctuary for the owners. Finished to a high standard, the en-suite enhances both convenience and comfort. Three further bedrooms are all generously sized and offer flexibility to suit a range of requirements, whether as children's bedrooms, guest accommodation, dressing rooms or dedicated home office space. Each room has been finished with care and attention to detail, creating comfortable and inviting accommodation for family members and visitors.

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Serving the remaining bedrooms is a well-appointed family bathroom, fitted with a contemporary suite including a bath and a separate shower enclosure. The thoughtful layout allows for both convenience and flexibility, making it particularly suitable for busy family households.

Outside, the property continues to impress. The beautifully landscaped rear garden enjoys a sought-after south-facing aspect, allowing sunlight to be enjoyed throughout much of the day. Designed with ease of maintenance and outdoor enjoyment in mind, the garden offers an excellent space for entertaining, family activities or simply relaxing in attractive surroundings. Well planned planting and attractive landscaping provide interest throughout the seasons, while the private setting enhances the overall appeal.

To the front, the landscaped gardens complement the property's attractive façade, while the detached garage provides valuable storage and secure parking options. A generous driveway offers parking for up to four vehicles, ensuring ample space for family members and guests.

Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.

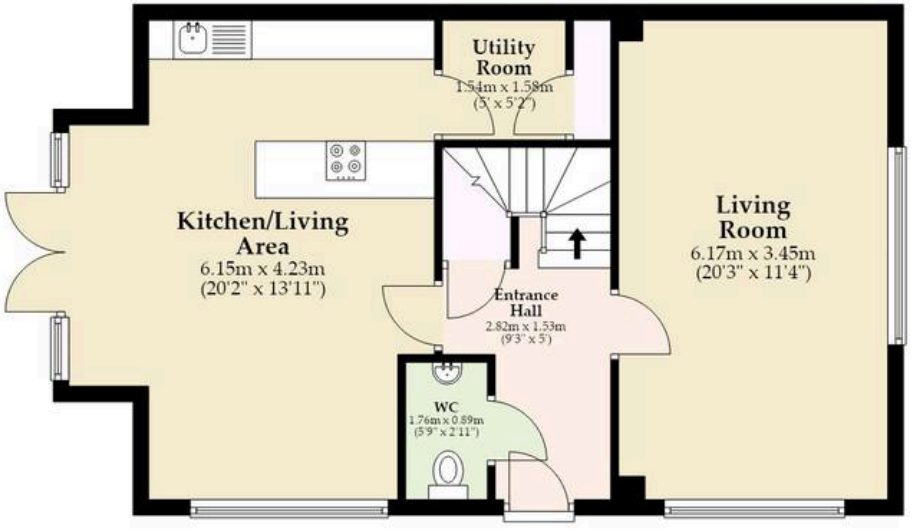
Management company fee: £260 p/a.

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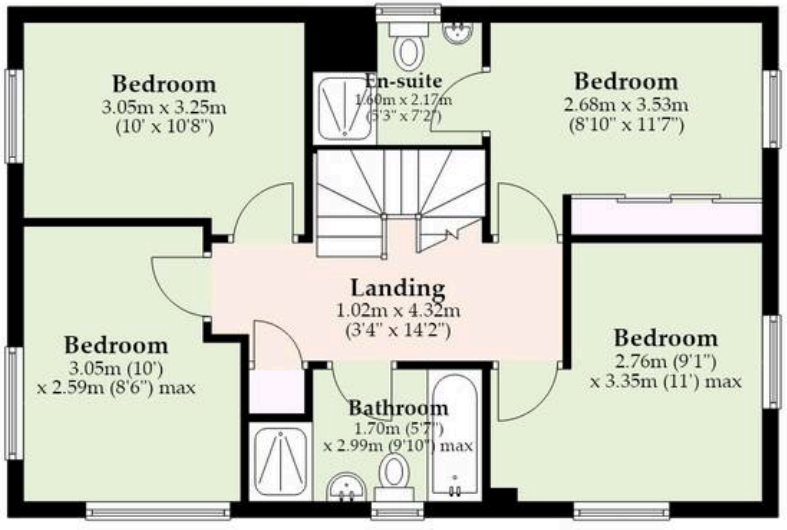
Ground Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



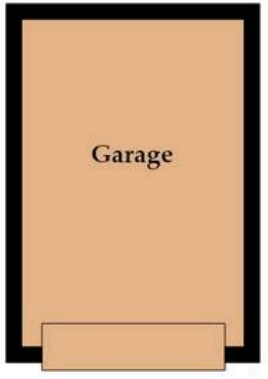
First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



Garage

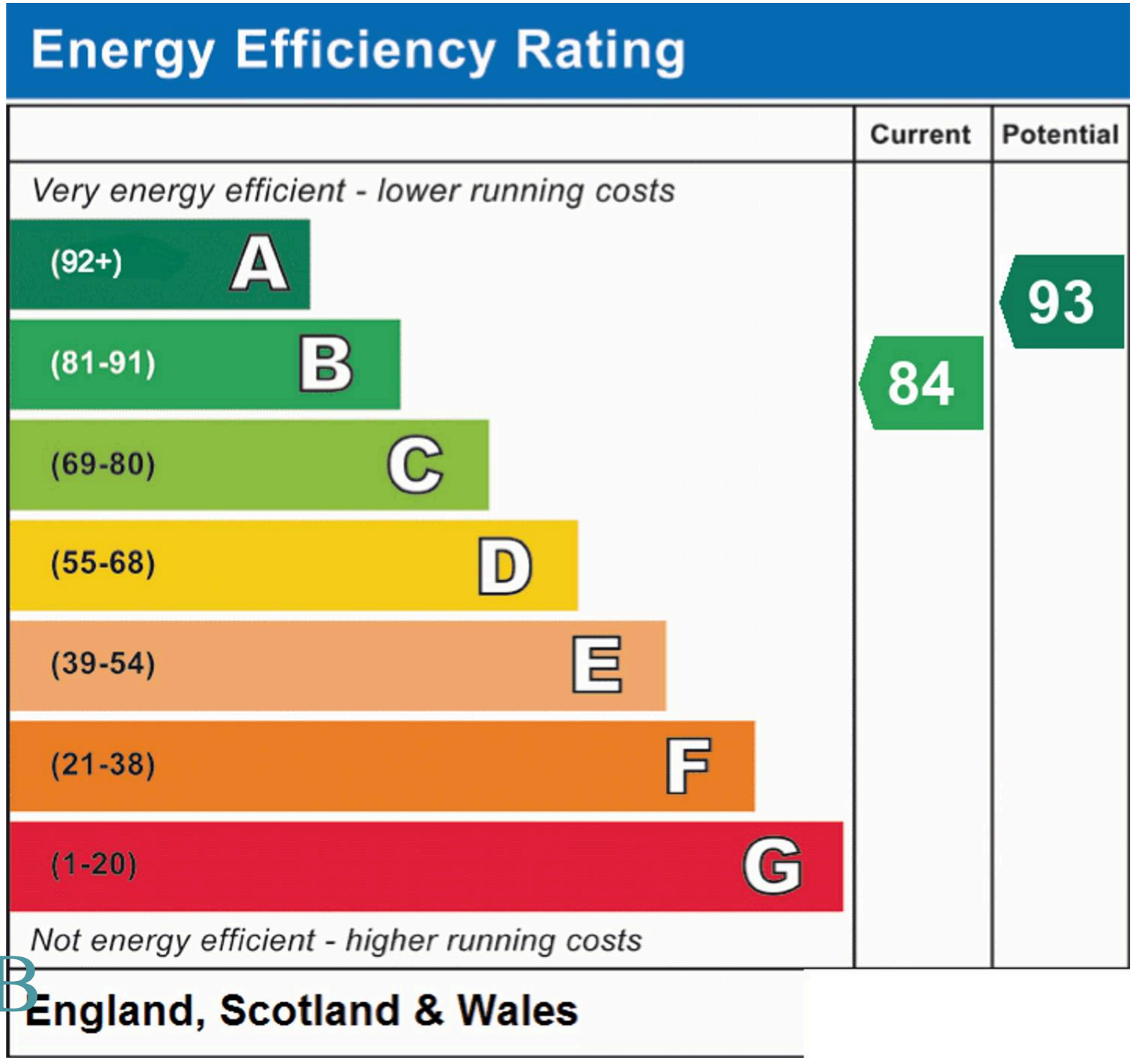
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Total area: approx. 122.8 sq. metres (1322.0 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.

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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
84
93
England, Scotland & Wales

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Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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