

## Summary

A beautifully presented three bedroom DETACHED home in a tucked away position on the CAMBRIDGE SIDE OF TOWN. The property boasts generous wrap around gardens with summer house, two bathrooms, cloakroom/utility & is presented immaculately throughout. Further offering 2 parking spaces.

## Description

### Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, storage cupboard, radiator, door to:

CLOAKROOM/UTILITY ROOM Double glazed window, suite comprising WC, wash basin, radiator, space & plumbing for dishwasher & tumble dryer.

KITCHEN/DINER 16' 6" x 10' 5" (5.03m x 3.2m) Double glazed windows to two aspects. A range of base & eye level units with worktops over, inset sink & drainer, Integrated double oven with 4 ring hob & extractor hood over, radiator.

LOUNGE 16' 4" x 12' 5" (5.0m x 3.81m) Double glazed french doors to rear garden, double glazed window to front aspect. Two radiators.

first floor

LANDING Double glazed window, airing cupboard, loft access, doors to bedrooms.

BEDROOM ONE 11' 8" x 10' 9" (3.58m x 3.28m) Two double glazed windows to front aspect, built in triple wardrobe. Radiator, door to:

ENSUITE Suite comprising shower cubicle, WC, wash basin, heated towel rail.

BEDROOM TWO 12' 0" x 9' 10" (3.66m x 3.02m) Two double glazed windows to side aspect. Built in triple wardrobes, radiator.

BEDROOM THREE 10' 9" x 6' 2" (3.28m x 1.88m) Double glazed windows to front & side, radiator.

BATHROOM Double glazed window. Suite comprising panel bath, WC, wash basin, shower cubicle. Heated towel rail.

OUTSIDE The property is located in a quiet cul-de-sac of just two properties. To the front of the property are two parking spaces. The gardens are surprisingly large & wrap around the rear & side of the property. The main portion of the garden is to the side, mainly laid to lawn with a lovely patio area & a range of well established raised beds. A lovely summer house offers a quiet place to sit & enjoy the garden. Behind the summer house is another area, mainly laid to astrotuf. Gated access to front.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Main Services

Post Code – CB9 9SL

Viewings by appointment

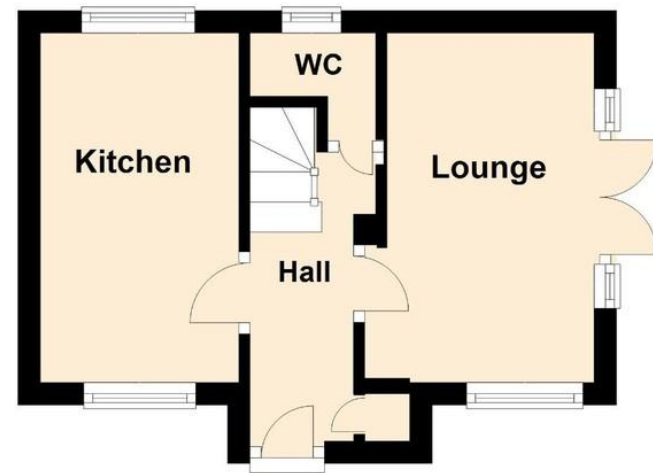
Bychoice Estate Agents

Tel: 01440 768919





## Ground Floor



## First Floor



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Plan produced using PlanUp.



If you would like to speak to one of our mortgage advisors call now – 01440 768919

Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC to follow



### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Hales Barn Road | Haverhill | CB9 9SL

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£359,995

- THREE BEDROOM DETACHED HOME
- TWO BATHROOMS
- TWO PARKING SPACES
- GENEROUS WRAP AROUND GARDENS
- SUMMER HOUSE
- WC/UTILITY
- CAMBRIDGE SIDE OF TOWN