

Summary

NO ONWARD CHAIN. A stunning & spacious family home, located on the sought after Boyton Hall development, within walking distance of schools. This fabulous home has so much to offer & must be viewed to be fully appreciated. **FOUR DOUBLE BEDROOMS**, ample gardens, solar panels & garage is just the start.

Description

Approximate Room Sizes

ENTRANCE HALL Tiled flooring, stairs to first floor, under stair cupboard, door to:

CLOAKROOM Double glazed window to rear. WC, wash basin, heated towel rail.

LOUNGE 21' 7" x 12' 6" (6.6m x 3.82m) A beautiful bright room with three double glazed windows, French doors to rear, two radiators, wood flooring.

DINING ROOM 12' 6" x 11' 5" (3.83m x 3.5m) Double glazed window to front, radiator.

KITCHEN 12' 6" x 9' 6" (3.83m x 2.9m) French doors to rear overlooking the garden. This beautiful modern kitchen offers an excellent range of base & eye level units with low level LED lighting & with solid oak worktops over, inset sink & drainer. An island sits in the middle of the kitchen, providing additional storage & an excellent dining space, also with solid oak worktops. Integrated NEFF double oven, 5 ring gas hob with extractor hood over. Integrated washing machine & dishwasher. Space for fridge/freezer.

LANDING Loft access, door to:

BEDROOM ONE 12' 9" x 12' 9" (3.9m x 3.9m) A beautiful bedroom with two double glazed windows, a stunning range of fitted sliding wardrobes, radiator, door to:

ENSUITE 8' 2" x 6' 6" (2.5m x 2.0m) Double glazed window to front, double walk in shower, vanity unit with wash basin & WC, heated towel rail.

BEDROOM TWO 11' 9" x 9' 10" (3.6m x 3.0m) Double glazed window to front aspect, built in cupboard, radiator.

BEDROOM THREE 10' 2" x 9' 6" (3.1m x 2.9m) Double glazed window to rear, radiator.

BEDROOM FOUR 9' 4" x 8' 4" (2.86m x 2.55m) Double glazed window to rear aspect, radiator.

BATHROOM 8' 6" x 5' 1" (2.6m x 1.56m) Double glazed window to rear aspect. An elegant & traditional bathroom suite featuring a freestanding bath tub, separate shower cubicle, wash basin, WC, heated towel rail.

OUTSIDE The property is sat on a generous corner plot. The front garden is mainly lawn, with established shrubs, pathway to front door & pathway leading to driveway. Gated access to the garden from both sides of the property. To the side of the property is a driveway providing off road parking which leads to the garage. The garage has light & power, & Personal door to garden. The rear garden is a generous space, benefitting from the full width of the plot. A private patioed area is enclosed by wall and is currently used as an outside entertaining/barbecue area. This opens up to the main portion of the garden, a beautiful sunny space, south facing, with a large patio area, perfect for relaxing and entertaining. Most of the garden is laid to lawn, enclosed by raised beds. A pathway leads to an additional patio area, which is ideal for a hot tub, with power running from the garage.

SOLAR PANELS The property benefits from solar panels. Please contact us for more information.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – E

Tenure – Freehold

Services – Mains gas electric & water, solar panels.

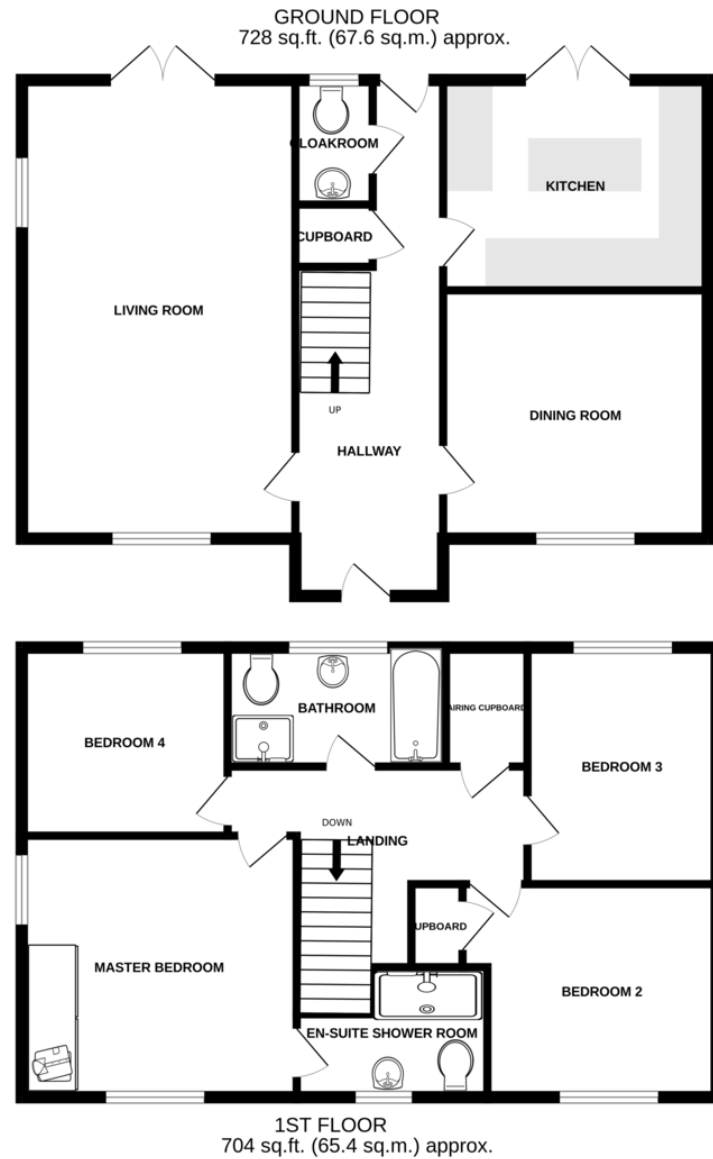
Post Code – CB9 0EB

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.

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.
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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.



Contact Details

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	84
(55-68) D	74
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Cross Close | Haverhill | CB9 0EB

£475,000

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- STUNNING FAMILY HOME
- FOUR DOUBLE BEDROOMS
- ENSUITE, FAMILY BATHROOM & WC
- SOLAR PANELS
- WALKING DISTANCE TO SCHOOLS
- GARAGE & PARKING
- EXCELLENT SIZE GARDEN