

## Summary

A rarely available home in a fantastic location for schools. This detached house sits on a generous plot with good front & rear gardens, three double bedrooms, bathroom, WC, lounge/diner, kitchen/breakfast room, utility room & benefits from replacement double glazing.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Stairs to first floor, parquet flooring, under stair cupboard, further storage cupboard, radiator, door to:

**LOUNGE/DINER** 22' 5" x 11' 9" (6.85m x 3.6m) Double glazed window to front & patio doors to rear, two radiators.

**KITCHEN/BREAKFAST ROOM** 19' 4" x 6' 6" (5.9m x 2.0m) Double glazed window to rear & patio door to rear. Range of base & eye level units with worktops over, inset sink & drainer, integrated oven & hob. Larder cupboard housing fridge/freezer, cupboard housing floor mounted gas fired boiler. Door to:

**UTILITY ROOM** 7' 10" x 5' 6" (2.4m x 1.7m) Door to garage, space & plumbing for white goods, door to:

**CLOAKROOM** With WC & wash basin.

first floor

**LANDING** Loft access, door to:

**BEDROOM ONE** 11' 9" x 11' 9" (3.6m x 3.6m) Double glazed window to front, range of fitted wardrobes, radiator.

**BEDROOM TWO** 11' 9" x 7' 6" (3.6m x 2.3m) Double glazed window to rear, radiator.

**BEDROOM THREE** 8' 8" x 7' 6" (to wardrobe) (2.65m x 2.3m) Double glazed window to rear, range of fitted wardrobes, radiator.

**BATHROOM** Double glazed window to side aspect. Panel bath with shower attachment, WC, wash basin, radiator.

**OUTSIDE** The property site on the middle of a generous plot with ample front & rear gardens, both mainly laid to lawn. A driveway provided parking for two cars, leading to the garage (part converted into utility room).

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

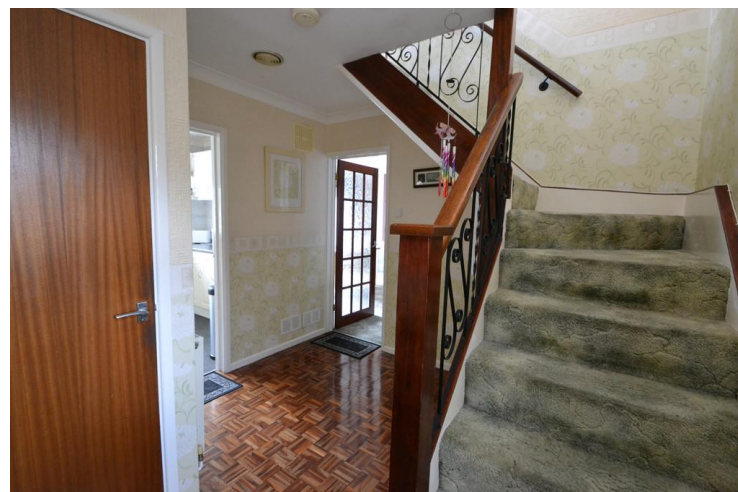
Services – all mains services

Post Code – CB9 0DQ

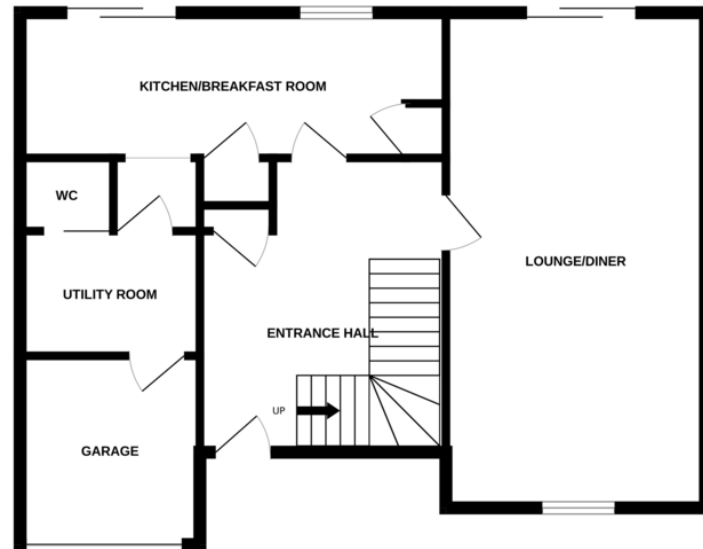
Viewings by appointment

Bychoice Estate Agents

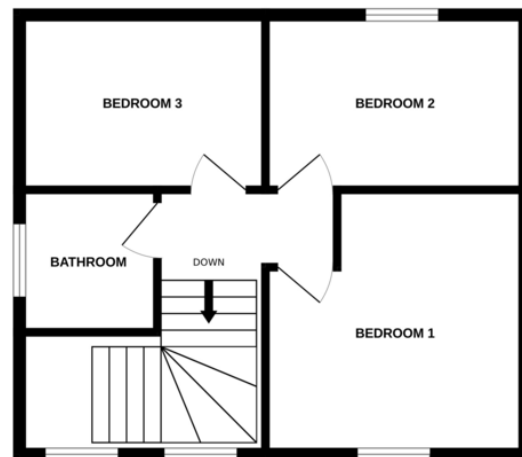
Tel: 01440 768919



GROUND FLOOR



1ST FLOOR



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



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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 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



Abbots Road | | CB9 0DQ

£339,995

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- DETACHED
- THREE DOUBLE BEDROOMS
- GENEROUS GARDENS
- EXCELLENT LOCATION FOR SCHOOLS & AMENITIES
- RARELY AVAILABLE
- REPLACEMENT DOUBLE GLAZING
- PLENTY OF LIVING SPACE

EPC to follow.