

Summary

A beautifully presented DETACHED HOME on the edge of the sought after Orchid Grove development, constructed in 2021. Benefiting from 8 years remaining of builders warranty, this stunning home offer two bathrooms, WC, garage (with EV charging point), ample parking & gardens & is in a simply beautiful position.

Description

Approximate Room Sizes

ENTRANCE HALL A beautiful entrance hall with built in cupboard, stairs to first floor & doors to lounge, kitchen/diner & cloakroom.

LOUNGE 16' 8" x 9' 10" (5.1m x 3.02m) Double glazed window to front & French doors to rear, two radiators.

KITCHEN/DINER 16' 8" x 9' 6" (5.1m x 2.92m) Double glazed windows to front & rear aspect. A beautiful open plan kitchen/diner with a good range of base & eye level units with worktops over, inset sink & drainer. Fully integrated appliances including double oven, hob with extractor hood over, fridge/freezer, dishwasher & washing machine. Low level LED lighting, radiator.

CLOAKROOM Comprising WC, wash basin, radiator.

LANDING Loft access, doors to all bedrooms.

BEDROOM ONE 12' 7" x 10' 0" (3.85m x 3.07m) Double glazed window to front, radiator, door to:

ENSUITE Double glazed window to rear. A beautiful suite comprising shower cubicle, WC, wash basin, heated towel rail.

BEDROOM TWO 9' 8" x 9' 4" (2.96m x 2.86m) Double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 8" x 7' 0" (2.96m x 2.15m) Double glazed window to front aspect, radiator.

BATHROOM Double glazed window to front aspect. Suite comprising panel bath with shower over & shower screen, WC, wash basin, heated towel rail.

OUTSIDE The property is set in a stunning position, right at the edge of the development, on a corner plot which fronts onto a walkway providing excellent cycling & dog walks, perfect for families. The property benefits from a garage (with EV charging point) & driveway with parking for two cars, as well as additional visitor parking. The rear garden is a good size, recently landscaped with an expansive & stylish patio bordered by sleepers, pathway leading to personal door to garage, gated access to driveway, remainder laid to lawn.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

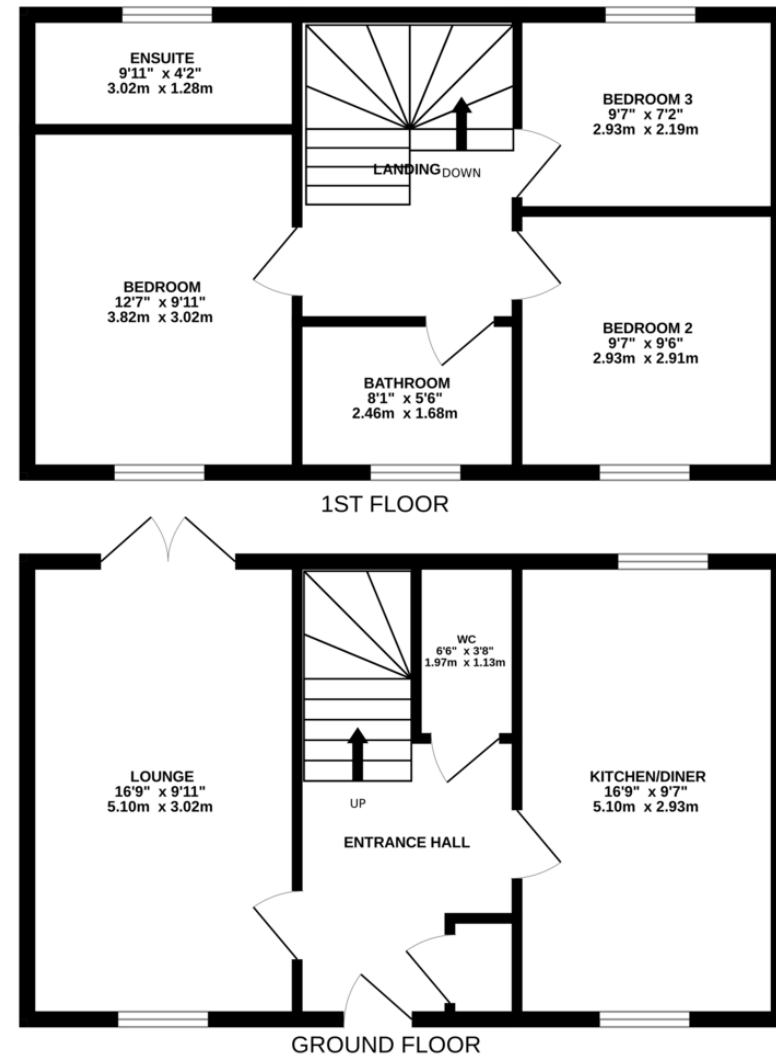
Post Code – CB9 9FA

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





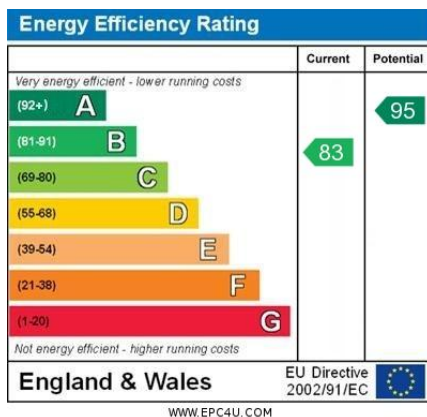
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
27b High Street, Haverhill, Suffolk, CB9 8AD
Tel: 01440 768919
Email: haverhill@bychoice.co.uk



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Pyramidal Orchid Gardens | Orchid Grove | CB9 9FA
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Offers In Excess Of £350,000

- THREE BEDROOMS
- ENSUITE TO MASTER
- OPEN PLAN KITCHEN/DINER
- GARAGE WITH EV CHARGING POINT & AMPLE PARKING
- CONSTRUCTED IN 2021
- BEAUTIFUL POSITION ON EDGE OF DEVELOPMENT
- PERFECT FOR DOG WALKS