

Summary

A beautifully presented home sitting on a generous plot on the delightful Helions Park Avenue, an extremely sought after location close to the town centre & its amenities. With OFF ROAD PARKING FOR THREE CARS, the property offers three bedrooms, generous gardens & modern kitchen & bathroom.

Description

Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, window to side, radiator, door to:

LOUNGE 11' 7" x 10' 6" (3.54m x 3.21m) Double glazed windows to front, radiator.

KITCHEN/DINER 17' 4" x 10' 4" (5.3m x 3.15m) Two double glazed windows to rear. A beautiful modern kitchen with a good range of base & eye level units with worktops over. Inset sink & drainer. Integrated double oven with four ring hob & extractor hood over, integrated dishwasher & washing machine. Door to:

CONSERVATORY Of upvc & glazed construction, with French doors to garden & underfloor heating.

LANDING Double glazed window to side aspect. Door to:

BEDROOM ONE 10' 5" x 10' 2" (3.2m x 3.1m) Double glazed windows to front aspect, radiator, Loft access.

BEDROOM TWO 10' 7" x 10' 2" (3.25m x 3.1m) Double glazed window to rear, radiator.

BEDROOM THREE 6' 10" x 6' 10" (2.1m x 2.1m) Double glazed window to front, radiator.

SHOWER ROOM A beautifully refitted suite comprising walk in shower, WC, wash basin, heated towel rail, double glazed window to rear.

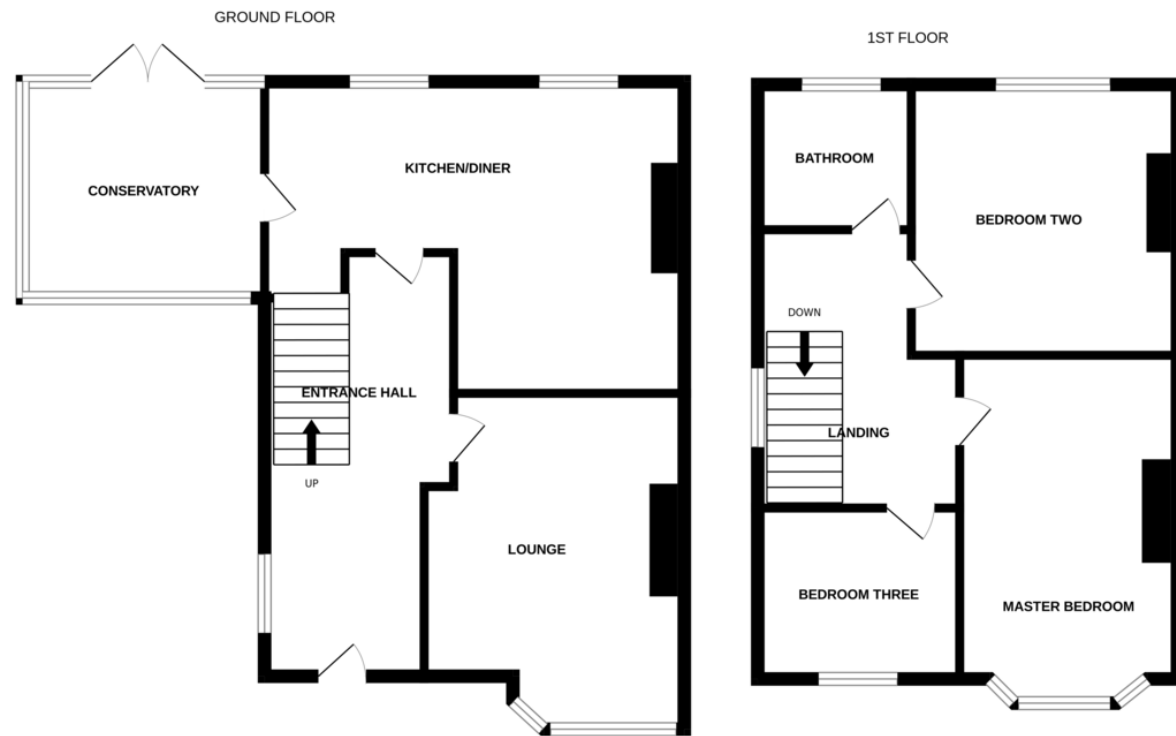
OUTSIDE The property sits on a generous plot with landscaped front gardens. To the side is private driveway providing off road parking for three adjacent cars. Gated access to rear garden. The rear again is a good size, mainly laid to lawn with paved patio & pathway leading to a raised decked area. An excellent range of established beds & borders. A further patio area housed a timber shed & storage area.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – C
Tenure – Freehold
Services – All Mains Services
Post Code – CB9 8BN

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.

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 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

Helions Park Avenue | Haverhill | CB9 8BN

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£325,000

- WONDERFUL LOCATION CLOSE TO TOWN CENTRE
- OFF ROAD PARKING FOR THREE CARS
- GREAT PLOT WITH AMPLE FRONT & REAR GARDENS
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH KITCHEN/DINER
- CONSERVATORY
- THREE BEDROOMS