

## Summary

A beautifully presented FOUR BEDROOM home in a quiet cul-de-sac on the popular Roman Way development. Close to the golf club, East Town Park, as well as local schools, this has everything you need to be the ideal forever home. With two bathrooms, ample parking & south west facing garden.

## Description

### Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, radiator.

LOUNGE 16' 11" (into bay) x 12' 11" (5.18m x 3.96m) Beautiful bay window to front aspect, two radiators, feature fireplace, double doors opening into:

DINING ROOM 10' 9" x 8' 5" (3.28m x 2.59m) Double glazed patio doors to rear aspect, radiator, door to:

KITCHEN 10' 9" x 10' 9" (3.3m x 3.28m) A beautiful modern kitchen with a great range of base & eye level units with worktops over, inset sink & drainer. Integrated double oven with hob above & extractor hood over, two integrated

fridges, radiator, internal door to garage, door to:

UTILITY ROOM 6' 5" x 4' 9" (1.98m x 1.45m) Double glazed window to side & door to rear. Additional base units with worktops over. Space & plumbing for washing machine & dishwasher. Wall mounted boiler. Door to:

CLOAKROOM Double glazed window to side, suite comprising WC & wash basin.

LANDING Loft access, airing cupboard, door to:

BEDROOM ONE 12' 7" (into bay) x 11' 3" (max) (3.84m x 3.45m) A beautiful bedroom with a feature bay window to front aspect, radiator, fitted wardrobes, door to:

ENSUITE Double glazed window to front aspect. A beautifully refitted room comprising shower cubicle, ceramic sink with vanity unit below, WC, heated towel rail.

BEDROOM TWO 15' 3" x 8' 0" (4.65m x 2.44m) Double glazed window to front aspect, radiator.

BEDROOM THREE 8' 7" x 8' 0" (2.64m x 2.46m) Double glazed window to rear, radiator.

BEDROOM FOUR 8' 11" x 6' 11" (2.74m x 2.13m) Double glazed window to rear, radiator.

BATHROOM Double glazed window to side aspect. Suite comprising panel bath, WC, wash basin, radiator.

OUTSIDE The property sits on an excellent plot with ample lawned front gardens & established trees. The driveway provides plenty of off road parking & leads to the single garage with up & over door, light & power connected. Gated access to rear garden. The rear garden is a beautiful, private & sunny space, south west-facing, giving you the perfect place to unwind & entertain in the afternoons & evenings. Bordered by fencing & hedging, mainly laid to lawn, with an expansive paved patio with raised beds.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – All Mains Services

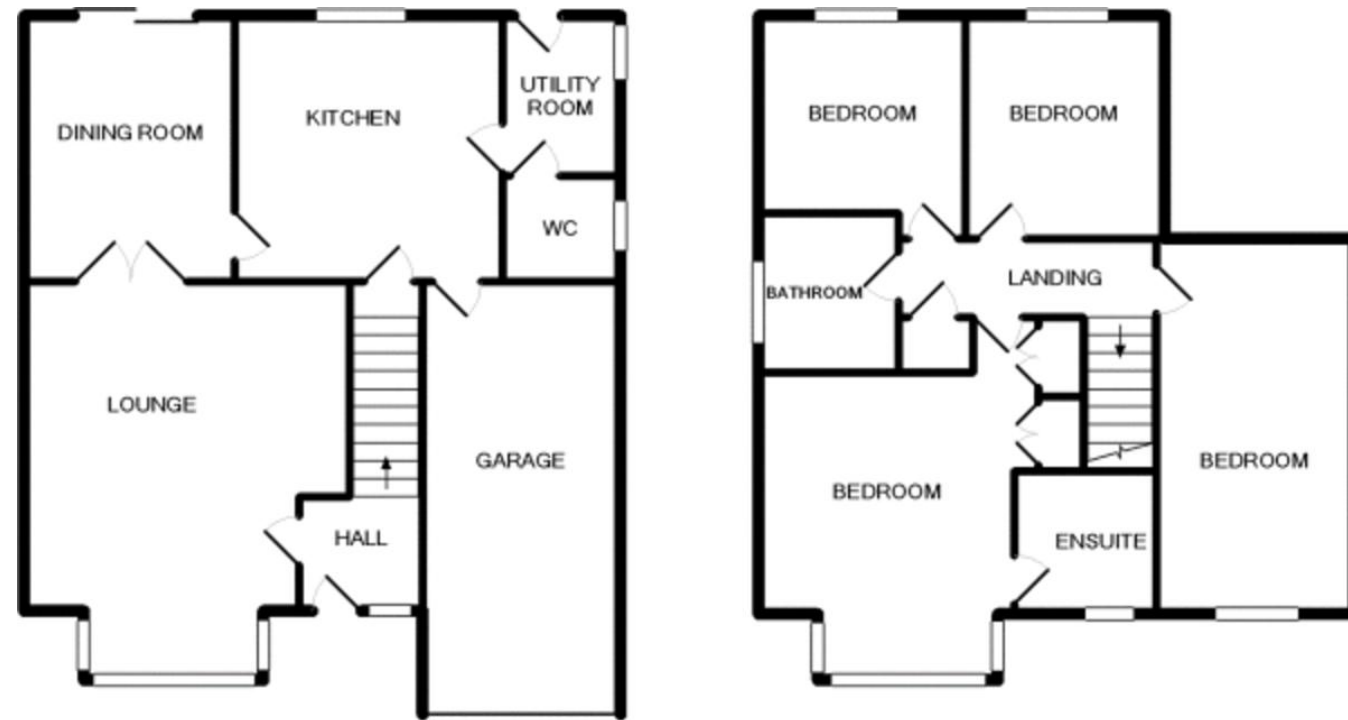
Post Code – CB9 0NT

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ. FT.  
(58.9 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 533 SQ. FT.  
(49.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1168 SQ. FT. (108.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2015



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

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: [haverhill@bychoice.co.uk](mailto:haverhill@bychoice.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

Marcus Close | Haverhill | CB9 0NT

A beautifully presented FOUR BEDROOM home in a quiet cul-de-sac on the popular Roman Way development. Close to the golf club, East Town Park, as well as local schools, this has everything you need to be the ideal forever home. With two bathrooms, ample parking & south west facing garden.

£410,000

- FOUR BEDROOMS
- ROMAN WAY
- TWO RECEPTION ROOMS
- KITCHEN & SEPARATE UTILITY
- TWO BATHROOMS
- GARAGE & PARKING
- CLOSE TO EAST TOWN PARK & GOLF CLUB