# Bychoice

### Summary

This beautiful FIVE BEDROOM home truly has everything you need! Two ensuites, family bathroom, WC, two reception rooms, generous gardens, garage & parking. Located on a quiet spot on the Cambridge side of town & offering so much for a larger family, this must be viewed.

### Description

Approximate Room Sizes ENTRANCE HALL Stairs to first floor, radiator, storage cupboard.

DINING ROOM 12' 9" x 10' 2" (3.89m x 3.1m) Window to front, French doors to lounge, radiator.

KITCHEN/BREAKFAST ROOM 15' 7" x 10' 2" (4.75m x 3.12m) Window to front, French doors to garden. The kitchen offers an excellent range of base & eye level units with worktops over. Inset sink & drainer, integrated appliances including dishwahser, fridge/freezer & washing machine. Four ring gas hob with extractor hood over, electric oven, radiator. Cupboard housing wall mounted boiler replaced 2023.

LOUNGE 15' 3" x 14' 11" (4.65m x 4.57m) Window to side, patio door to rear, radiator, electric fireplace.

CLOAKROOM Window to side, suite comprising WC, wash basin, radiator.

First Floor:

LANDING Airing cupboard, loft access, door to:

BEDROOM ONE 12' 2" x 10' 7" (3.71m x 3.23m) Window to front, built in wardrobe, radiator.

ENSUITE Window to side, shower cubicle, WC, wash basin, radiator.



BEDROOM TWO 8' 5" x 10' 2" (2.57m x 3.12m) Two windows to rear, built in wardrobes, two radiators, door to:

ENSUITE Window to front, shower cubicle, WC, wash basin, radiator.

BEDROOM THREE 11' 10" x 10' 2" (3.63m x 3.12m) Window to front, built in wardrobes, radiator.

BEDROOM FOUR 10' 11" x 8' 2" (3.33m x 2.49m) Window to rear, built in wardrobes, radiator.

BEDROOM FIVE 8' 9" x 5' 8" (2.67m x 1.73m) Window to rear, radiator.

BATHROOM Window to rear. Comprising panel

## Additional Information

Local Authority – West Suffolk Council Council Tax Band – D Tenure – Freehold Services – All Mains Services Post Code – CB9 9SA







OUTSIDE To the front of the property is a small front garden bordered by hedging. To the side is a driveway for several cars which leads to the single garage with electric door, power & light connected & door to garden. The rear garden is an excellent size, with a patio area from the kitchen, enclosed by fencing & remainder mainly laid to lawn.

bath with shower over, WC, wash basin, radiator.

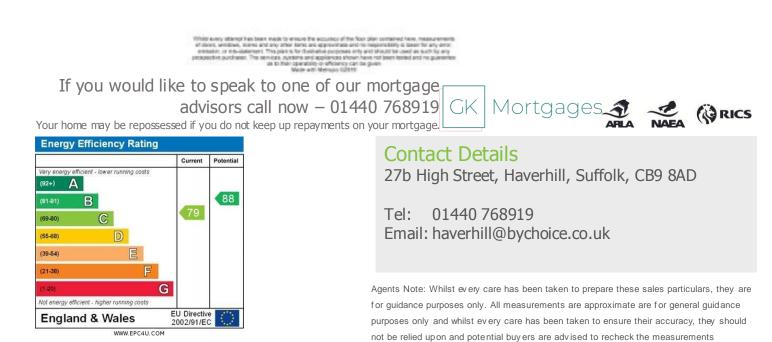
Viewings by appointment Bychoice Estate Agents Tel: 01440 768919



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IST FLOOR









Billings Close | Haverhill | CB9 9SA This beautiful FIVE BEDROOM home truly has everything you need! Two ensuites, family bathroom, WC, two reception rooms, generous gardens, garage & parking. Located on a quiet spot on the Cambridge side of town & offering so much for a larger family, this must be viewed.

#### Offers In Excess Of £392,000

- FIVE BEDROOMS
- GARAGE & DRIVEWAY FOR SEVERAL • CARS
- GENEROUS GARDENS
- KITCHEN/BREAKFAST ROOM
- LOUNGE & DINING ROOM .
- BEDROOM FIVE COULD BE UTILISED AS A STUDY
- CAMBRIDGE SIDE OF TOWN