

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 dishwasher, 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

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

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.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – All Mains Services

Post Code – CB9 9SA

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 a guide for 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 MetreX 02/11

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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 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

Billings Close | Haverhill | CB9 9SA

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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