

Summary

NO ONWARD CHAIN for this beautifully presented home on the edge of the recently constructed Boyton Place development. This immaculate home is a dream for families, with four good size bedrooms & plenty of living space including lounge, study/family room, kitchen/diner, utility, garage & driveway.

Description

Approximate Room Sizes

ENTRANCE HALL A lovely, bright & open entrance hall with alarm system control, panelled walls, radiator, stairs to first floor.

LOUNGE 12' 9" x 10' 7" (3.89m x 3.23m)
Window to front, radiator, bespoke media display unit with fireplace. (by separate negotiation).

FAMILY ROOM/STUDY 9' 8" x 10' 7" (2.95m x 3.25m)
Window to front, radiator. A fantastic space to work from home or keep the kids entertained.

KITCHEN/DINER 20' 2" x 9' 3" (6.15m x 2.84m)
Window to rear & French doors to rear. An excellent range of high gloss anthracite base & eye level units with worktops over extending into breakfast bar, inset sink & drainer. 4 ring electric hob with extractor hood over, integrated oven, space & plumbing for dishwasher & fridge/freezer. Door to:

UTILITY ROOM 6' 0" x 5' 1" (1.85m x 1.57m)
Door to garden. Base & eye level units with worktops over, space & plumbing for appliances, radiator, wall mounted boiler.

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

First Floor:

LANDING Open landing with window to side aspect, storage cupboard, loft access, doors to bedrooms.

BEDROOM ONE 12' 2" x 11' 3" (3.71m x 3.45m)
Window to rear, radiator, door to:

ENSUITE Window to rear. Suite comprising shower cubicle, wash basin, WC, radiator.

BEDROOM TWO 10' 9" x 8' 9"(plus recess) (3.28m x 2.67m)
Windows to front & side, radiator.

BEDROOM THREE 9' 1" x 8' 7" (2.79m x 2.62m)
Window to front, radiator.

BEDROOM FOUR 7' 6" x 7' 1" (2.31m x 2.18m)
Window to front, radiator.

BATHROOM Suite comprising panel bath with electric shower over, WC, wash basin, radiator, window to rear.

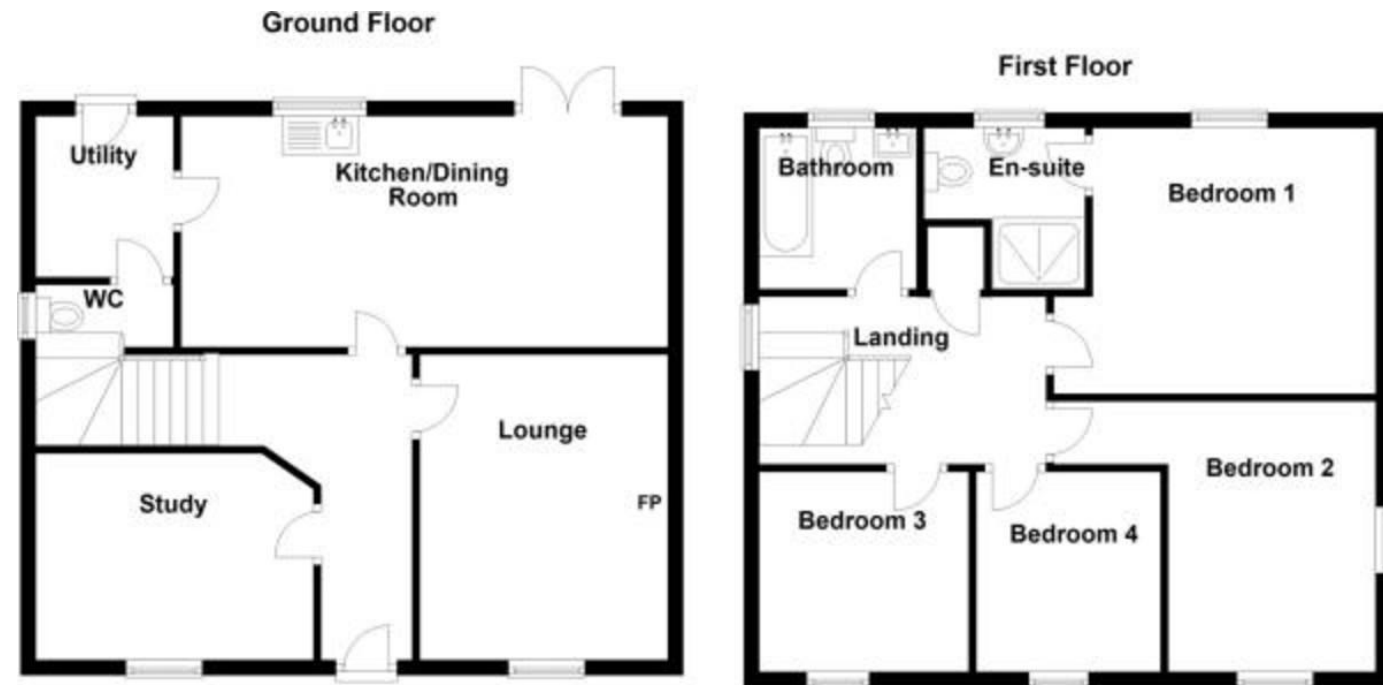
OUTSIDE The property is nicely tucked away in a cul-de-sac, with driveway providing ample parking leading to a single garage. The rear garden is enclosed by fencing, with a generous paved patio area, & remainder mainly laid to lawn.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – D
Tenure – Freehold
Services – All Mains Services
Post Code – CB9 7JY

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





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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
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
85	94
EU Directive 2002/91/EC	
England & Wales	
www.epc4u.com	

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

Orbell Avenue | Little Wratting | CB9 7JY

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£399,995

- 10 YEARS NHBC WARRANTY FROM NEW
- FOUR BEDROOM DETACHED HOME
- GARAGE & DRIVEWAY
- EPC RATING - B
- KITCHEN/DINER & SEPARATE UTILITY ROOM
- LOUNGE & FAMILY ROOM
- ENSUITE, BATHROOM & WC