

## Summary

Located on the recently constructed Stonemill Park development on the Cambridge side of town, this exceptional & spacious three double bedroom home includes a statement master bedroom with ensuite & balcony overlooking the garden. With so much to offer, this stylish home must be viewed.

## Description

### Approximate Room Sizes

**THE PROPERTY** Welcome to this exceptional residence nestled in the heart of the newly established and highly sought-after Stonemill Park development on the Cambridge side of town. A small & peaceful area, designed with both convenience and style in mind, this home offers a perfect blend of modern living and access to a thriving community.

Upon arrival, secure gates open to reveal a spacious carport, providing not only security but also ample off-road parking for your convenience. Stepping through the door from the carport, you enter a welcoming entrance hall. The first floor is easily accessible via the staircase, and from the entrance hall, you can

reach the inviting lounge and the stylish kitchen/diner.

The lounge is a beautiful and cosy retreat, offering the ideal space to unwind and relax. The kitchen is a culinary masterpiece, boasting a generous range of matte anthracite units with sleek worktops. Fully integrated with high-end appliances, including a dishwasher, oven, hob, washing machine, and fridge/freezer, it is a chef's dream. French doors open to the garden, creating a seamless connection between indoor and outdoor living.

The ground floor is designed with practicality in mind, featuring a WC with the added convenience of a large under-stair cupboard, providing space for a tumble dryer.

Ascend to the first floor, and you'll discover the master bedroom, a sanctuary of luxury with a beautifully appointed ensuite, built-in wardrobes, and a delightful balcony overlooking the garden – the perfect spot for a tranquil morning coffee. The remaining two bedrooms are generously sized, and a well-appointed family bathroom serves these spaces.

Externally, the private rear garden is a verdant oasis, mainly laid to lawn and enclosed partly by fencing and partly by a protective wall. This residence offers not just a home but a lifestyle, where sophistication meets comfort in a community that feels like home. Don't miss the chance to experience the epitome of modern living – schedule your viewing today.

KITCHEN/DINER 14' 7" x 9' 8" (4.45m x 2.97m)

LOUNGE 14' 7" x 12' 4" (4.45m x 3.76m)

BEDROOM ONE 12' 7" x 12' 2" (3.86m x 3.73m)

BEDROOM TWO 14' 4" x 9' 8" (4.37m x 2.97m)

BEDROOM THREE 12' 7" x 7' 1" (3.86m x 2.16m)

**AGENTS NOTE** We have been advised that there is a maintenance charge for the upkeep of communal areas on the development. The charge for 1st November 2022-31st October 2023 was £398.08.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

Post Code – CB9 9RA

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs	
(92+)	94
<b>A</b>	
(81-91)	84
<b>B</b>	
(69-80)	
<b>C</b>	
(55-68)	
<b>D</b>	
(39-54)	
<b>E</b>	
(21-38)	
<b>F</b>	
(1-20)	
<b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
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

Braeburn Road | Haverhill | CB9 9RA

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£345,000

- THREE DOUBLE BEDROOMS
- ENSUITE, BATHROOM & WC
- RECENTLY CONSTRUCTED
- BEAUTIFUL SMALL DEVELOPMENT ON CAMBRIDGE SIDE OF TOWN
- EXCEPTIONAL QUALITY THROUGHOUT
- MASTER BEDROOM WITH BALCONY OVERLOOKING GARDENS
- PRIVATE SECURE GATED CARPORT