

Summary

NO CHAIN! Welcome to this spacious and significantly extended bungalow, nestled at the end of a tranquil cul-de-sac within the sought-after Boyton Hall community. This property presents an exciting opportunity to create a personalised haven in a popular and peaceful neighbourhood.

Description

Approximate Room Sizes

THE PROPERTY Welcome to this spacious and significantly extended bungalow, nestled at the end of a tranquil cul-de-sac within the sought-after Boyton Hall community. This property presents an exciting opportunity to create a personalised haven in a popular and peaceful neighbourhood.

Upon entering, you are welcomed by a bright entrance hall, providing access to a convenient shower room and a functional kitchen. The hall seamlessly guides you to the heart of the home-the impressive extended lounge/diner. With generous proportions, this versatile space invites various furniture arrangements and features French doors that open to the enchanting

garden, allowing natural light to fill the room and creating a seamless indoor-outdoor connection.

The main bedroom is a standout feature, boasting an excellent size and offering a touch of luxury with its large walk-in cupboard cleverly utilised as a dressing room. This thoughtful addition adds both functionality and a sense of opulence to the space. The second bedroom, though smaller in size, compensates with the added benefit of fitted furniture, maximising storage and utility.

Outside, the property reveals a lovely private space, providing ample room for relaxation while maintaining a relatively low-maintenance aspect. The outdoor area becomes a canvas for creating your own oasis-whether it be for entertaining

guests, gardening, or enjoying peaceful moments in nature.

To the side of the property, a single garage with light and power connected awaits, accompanied by a driveway that ensures ample off-road parking-an invaluable feature for convenience and accessibility.

While the property is in need of some improvement, it undeniably offers fantastic potential for those with a vision. This presents an exciting opportunity to transform this residence into a personalised haven that reflects your style and preferences, all within the charming backdrop of Boyton Hall. Don't miss the chance to unlock the hidden gems and make this property your own, creating a home that truly resonates with your unique lifestyle.

KITCHEN 9' 8" x 9' 6" (2.96m x 2.9m)

SHOWER ROOM 6' 2" x 5' 9" (1.9m x 1.77m)

BEDROOM ONE 17' 4" x 12' 2" (5.3m x 3.73m)

BEDROOM TWO 9' 2" x 7' 6" (2.8m x 2.3m)

DRESSING ROOM 6' 10" x 4' 7" (2.1m x 1.4m)

LOUNGE/DINER 24' 7" x 14' 7" (7.5m x 4.45m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

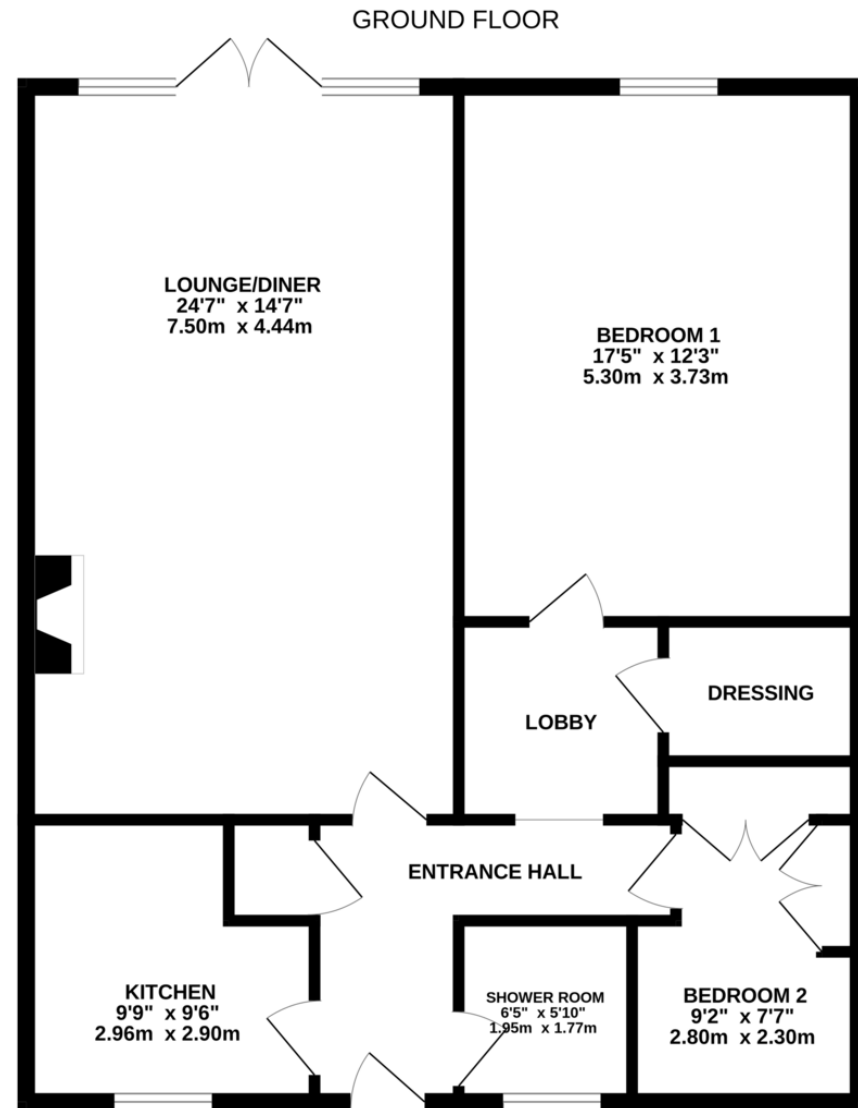
Post Code – CB9 0ED

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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EPC TO FOLLOW

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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

Fryth Close | Haverhill | CB9 0ED

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£315,000

- EXTENDED TWO BEDROOM BUNGALOW
- EXTREMELY SPACIOUS ACCOMMODATION
- QUIET CUL-DE-SAC LOCATION
- POPULAR BOYTON HALL DEVELOPMENT
- OPPORTUNITY TO IMPROVE
- GARAGE & PARKING
- PRIVATE SECLUDED GARDENS