

Summary

Welcome to this stunning Edwardian house on Broad Street, one of Haverhill's most sought-after residential locations. With 2/3 bedrooms, this stunning home offers the rare benefit of ample off-road parking & generous gardens. The property is kept immaculately throughout & must be viewed.

Description

THE PROPERTY Welcome to this stunning Edwardian house on Broad Street, one of Haverhill's most sought-after residential locations. This charming property presents a rare opportunity, offering off-street parking for two vehicles, a coveted feature in this central location.

Upon entering, you are greeted by a traditional hallway that sets the tone for the captivating blend of Edwardian grandeur and contemporary comforts that await. The lounge exudes warmth and character, enhanced by an impressive bay window that floods the space with natural light. Flowing seamlessly from the lounge is the dining room, offering ample room for a dining table and chairs, with a window providing a delightful view of the garden beyond.

The kitchen is a modern haven, equipped with a stylish range of base and eye-level units, complemented by sleek worktops, an inset sink, and integrated oven, hob, and extractor. Next is the utility area, providing convenient space and plumbing for appliances. From here, a doorway

leads to a versatile reception room, currently utilised as a third bedroom, boasting French doors to a patio at the rear and a Velux window, ensuring a bright and airy ambiance. A ground floor cloakroom adds further convenience.

Ascend to the first floor, where two exquisite double bedrooms await. The master bedroom is a sanctuary of comfort and style, featuring a bay window to the front and a range of fitted sliding wardrobes, offering both elegance and functionality. The four-piece family bathroom is a delight, with bath, shower cubicle, WC & wash basin.

Step outside to discover an enchanting patio area, seamlessly connecting to the kitchen and providing the ideal setting for outdoor entertainment and relaxation. The garden extends into a sizable, low-maintenance oasis of privacy, with a garden shed, and offers ample space for enjoyment and leisure. Gated access ensures convenience and security, leading back to the driveway and the front of the property.

This Edwardian gem on Broad Street encapsulates the essence of contemporary living with a historic setting, offering a rare opportunity to experience the best of both worlds.

ENTRANCE HALL

LOUNGE 13' 6" x 10' 9" (4.14m x 3.28m)

DINING ROOM 11' 10" x 11' 5" (3.63m x 3.5m)

KITCHEN 8' 9" x 8' 6" (2.67m x 2.6m)

UTILITY AREA

GARDEN ROOM/BEDROOM THREE 11' 3" x 8' 6" (3.45m x 2.6m)

CLOAKROOM

First Floor

BEDROOM 13' 8" x 12' 9" (4.17m x 3.89m)

BEDROOM 11' 5" x 9' 2" (3.5m x 2.8m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

Post Code – CB9 9HD

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£299,995

- TRADITIONAL EDWARDIAN HOME
- SOUGHT AFTER LOCATION
- OFF-ROAD PARKING FOR TWO CARS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2/3 BEDROOMS
- LOVELY FOUR-PIECE BATHROOM
- GROUND FLOOR WC