

## Summary

This extremely spacious semi-detached home has been largely extended to create the perfect space for a family. With four bedrooms & all the living space you could possibly need. With a garage & parking, as well as being within walking distance to schools & shops, this has it all!

## Description

### Approximate Room Sizes

**THE PROPERTY** Welcome to this spacious and thoughtfully extended home, offering much more than meets the eye. Upon entering from the welcoming entrance hall, you'll immediately sense the abundant space awaiting within. The ground floor conveniently features a WC, enhancing everyday living.

The kitchen is a standout feature, boasting a fantastic layout with a comprehensive range of units, complemented by ample worktop space, an inset sink, and integrated appliances. This culinary haven seamlessly flows into a bright and airy extension, providing a versatile space adaptable as a family room or play area, ensuring a harmonious flow throughout the

home.

Continuing through the original house, you'll discover the generously proportioned lounge/diner, accentuated by a bay window offering delightful views of the greenery outside. Additionally, a practical boot room/storage area ensures clutter-free living and provides seamless access to the outdoors.

Ascending to the first floor, four bedrooms await, each offering comfortable accommodation, alongside the family bathroom. The master bedroom benefits from ensuite shower facilities, adding a touch of luxury to daily routines.

Externally, the landscaped rear garden offers a

serene retreat, featuring a generous patio area bordered by a low-level wall, perfect for alfresco dining or relaxing in the sunshine. Steps lead up to a well-maintained lawn, while a private pond nestled in the corner adds a charming touch to the outdoor space. A garage at the rear of the garden, providing convenient off-road parking, complements additional parking available at the front of the property, ensuring practicality and ease of living.

This meticulously designed home offers a perfect blend of comfort, functionality, and style, promising an enviable lifestyle for its fortunate inhabitants.

LOUNGE/DINER 26' 6" x 11' 1" max(8.1m x 3.4m)

KITCHEN/BREAKFAST ROOM 15' 8" x 9' 10" (4.8m x 3.0m)

FAMILY ROOM 7' 6" x 26' 2" (2.3m x 8.0m)

First Floor:

BEDROOM 15' 1" x 11' 5" (4.6m x 3.5m)

BEDROOM 9' 0" x 9' 0" (2.75m x 2.75m)

BEDROOM 9' 2" x 6' 2" (2.8m x 1.9m)

BEDROOM 8' 6" x 6' 10" (2.6m x 2.1m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services

Post Code – CB9 0DR

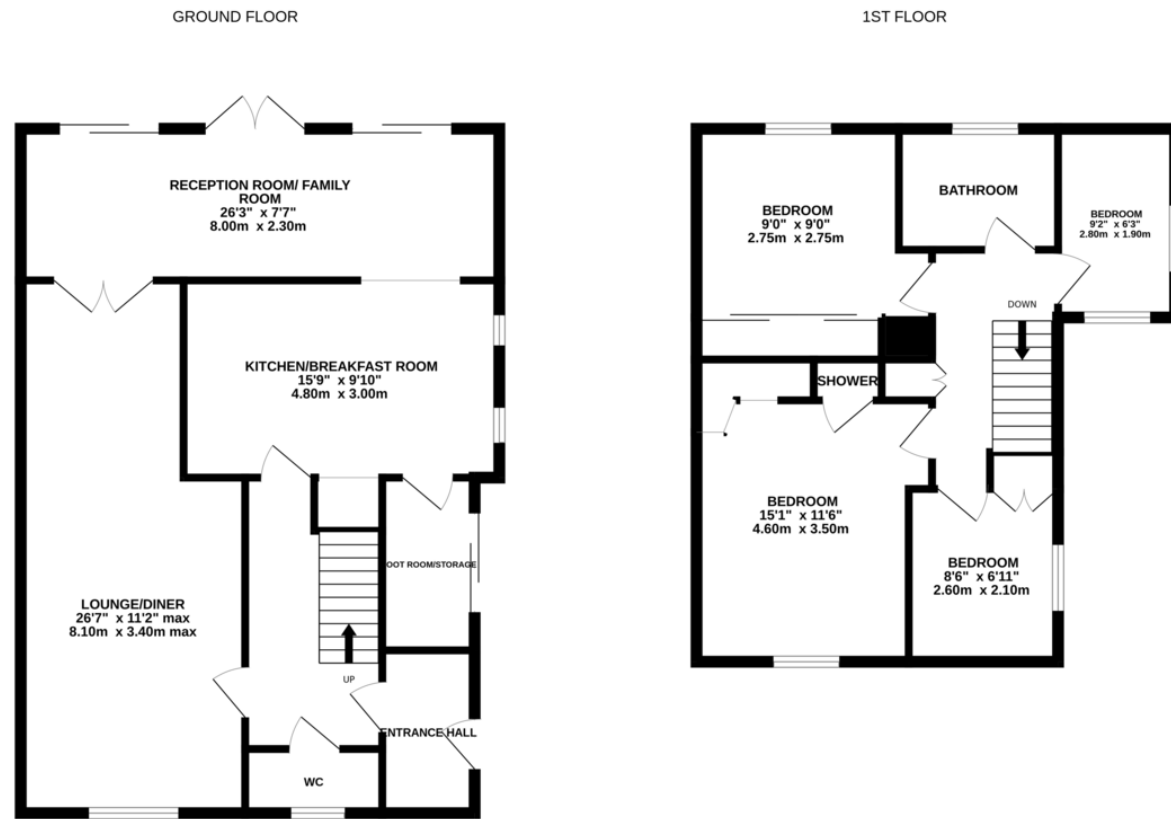
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







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**Contact Details**  
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Minster Road | Haverhill | CB9 0DR

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£350,000

- FOUR BEDROOMS
- LARGELY EXTENDED
- AMPLE LIVING SPACE
- GARAGE & PARKING
- WALKING DISTANCE TO SCHOOLS & SHOP
- FRONTING ONTO GREEN
- PRIVATE GARDEN