

## Summary

A spacious three-bedroom home, located on Parkside, offering a wonderful opportunity for first-time buyers. Situated close to a range of amenities including a primary school and a doctor's surgery, this home fronts onto a green and provides on-street parking immediately behind the property.

## Description

### Approximate Room Sizes

**THE PROPERTY** Welcome to this spacious three-bedroom home, perfectly located on the sought-after Parkside, offering a wonderful opportunity for first-time buyers. Situated close to a range of amenities including a primary school and a doctor's surgery, this home fronts onto a lush green space and provides convenient on-street parking immediately behind the property.

### Ground Floor

As you step inside, you are greeted by a generous hallway that provides ample storage space, leading to a ground floor cloakroom. The hallway flows seamlessly into the dining room, a versatile space perfect for family gatherings,

featuring French doors that open onto the garden. The dining room connects to a well-appointed kitchen, equipped with a wide range of units, worktops, an integrated double oven, and space and plumbing for appliances.

The sitting room is a bright and welcoming area, offering another set of French doors that lead to the garden, creating a harmonious indoor-outdoor living experience.

### First Floor

Upstairs, you'll discover three spacious bedrooms, each offering plenty of room for relaxation and storage. The family bathroom is complemented by

a separate WC, adding convenience for busy mornings.

### Outside

The rear garden is a bright and sunny retreat, featuring a paved patio area ideal for outdoor dining and entertaining, with the remainder of the garden mainly laid to lawn, providing a perfect play area for children or pets.

This lovely home is well-presented throughout, combining comfort, functionality, and a prime location. Don't miss out on making this delightful property your new home.

ENTRANCE HALL

CLOAKROOM

KITCHEN 10' 11" x 6' 5" (3.33m x 1.96m)

DINING AREA 14' 11" x 8' 0" (4.57m x 2.44m)

LOUNGE 17' 7" x 10' 5" (5.38m x 3.2m)

LANDING

BEDROOM 10' 2" x 12' 0" (3.10m x 3.66m) (TO WARDROBE)

BEDROOM 7' 8" x 8' 0" (2.34m x 2.44m)

BEDROOM 7' 8" x 8' 0" (2.34m x 2.44m)

BATHROOM

SEPERATE WC

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

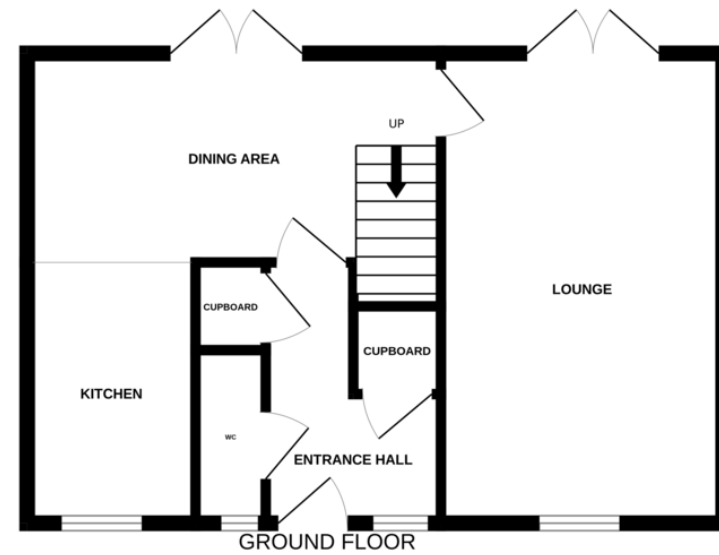
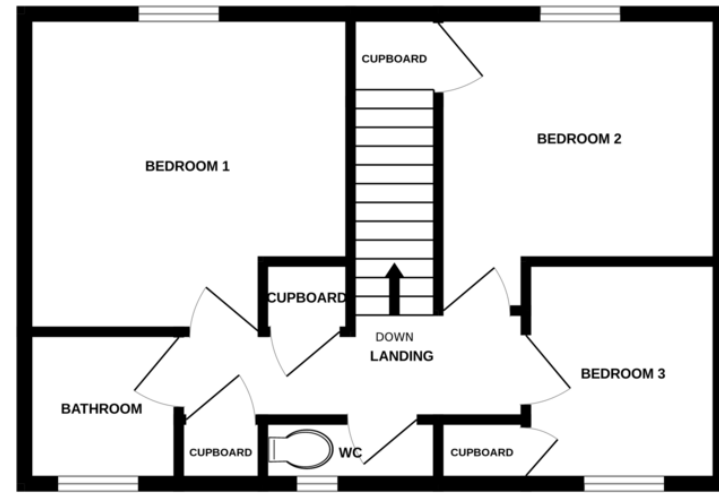
Post Code – CB9 8NG

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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If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC TO FOLLOW

**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



## Parkside | Haverhill | CB9 8NG

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£217,500

- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- BATHROOM & SEPARATE WC
- GROUND FLOOR CLOAKROOM
- ON STREET PARKING IMMEDIATELY BEHIND PROPERTY
- CLOSE TO PRIMARY SCHOOL & DOCTORS SURGERY
- IDEAL FOR FIRST TIME BUYERS