Balmforth

Estate Agents, Valuers & Letting Agents

The Street

Haverhill, CB9 7XF

Asking Price £550,000

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Wooden UPVC entrance door leading into:

ENTRANCE HALLWAY
UPVC double glazed window to front and side aspect. Stairs leading to first floor. Wood effect flooring. Two radiators. Door to:

KITCHEN/BREAKFAST ROOM
18'5 x 14'6 max (5.61m x 4.42m max)
Recently refitted with a range of matching base and wall units with work surfaces over. Built in four ring Bosch hob with extractor fan over. Eye level oven and grill. Integrated fridge freezer and dishwasher. Stainless steel sink with drainer and mixer tap over. UPVC door and window to side aspect. Inset spot lighting. Tiled flooring. Cupboard housing the recently installed gas boiler. Radiator.

DINING ROOM
14'2 x 9'7 (4.32m x 2.92m)
Sliding UPVC doors leading out to the rear garden. Wood effect flooring. Radiator. Serving hatch.

CLOAKROOM
Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising low level WC and wash hand basin. Full wall and floor tiling. Radiator.

LOUNGE
25'2 x 14'8 narrowing 9'11 (7.67m x 4.47m narrowing 3.02m)
Dual aspect room with UPVC double glazed window to front aspect and French doors leading out to the rear garden. Wall lights. Three radiators. Feature wooden fireplace with marble hearth.

FIRST FLOOR - LANDING
UPVC double glazed window to side aspect. Access to loft space. Two cupboards one housing the immersion cylinder. Doors to:

BEDROOM FOUR
14'2 x 7'11 narrowing to 5'3 (4.32m x 2.41m narrowing to 1.60m)
A dual aspect room with two UPVC double glazed windows to front aspect. Built in wardrobes and drawers. Radiator.

FAMILY BATHROOM
Obscure double glazed window to side aspect. Fitted with a matching coloured suite comprising corner bath with mixer tap and shower over. Low level WC and wash hand basin. Full wall tiles. Inset spot lighting. Radiator.

BEDROOM ONE
14'2 x 13'3 (4.32m x 4.04m)
UPVC double glazed window to rear aspect. Built in overbed storage to include wardrobes. Radiator. Door to:

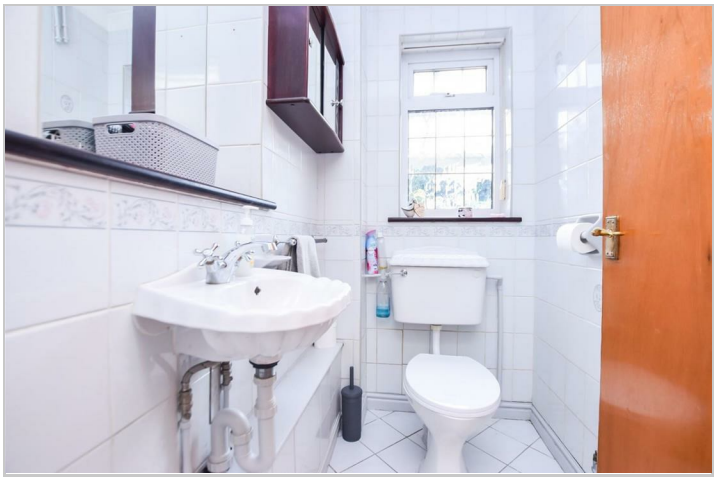
EN-SUITE
Obscure double glazed window to side aspect. Fitted with a thermostatic single shower cubicle, low level WC and wash hand basin. Radiator. Full wall tiles. Inset spot lighting.

BEDROOM THREE
14'2 x 10'2 (4.32m x 3.10m)
UPVC double glazed window to rear aspect. Wash hand basin with vanity unit below. Radiator.

BEDROOM TWO
14'2 x 10'6 (4.32m x 3.20m)
UPVC double glazed window to front aspect. Built in overbed storage with wardrobes and drawers. Radiator. Door to:

EN-SUITE
Single shower cubicle with thermostatic shower and wash hand basin with vanity unit below. Full wall tiles. Extractor fan. Heated towel rail.

OUTSIDE
The property enjoys being set in an elevated position with generous gardens to both front and rear. The front of the property is enclosed to the boundaries with mature trees and hedging with shingled driveway providing off street parking for multiple vehicles with driveway located at the of the property leading to the DETACHED GARAGE which is located at the end of the rear garden. The rear garden enjoys stunning countryside views with a immediate patio area ideal for outside entertaining with steps leading up to the remainder of the garden, mainly laid to lawn with mature hedge and shrub borders. The former garage has been converted to provide a useful area ideal for homeworking or ANNEXE potential. It is currently split into two rooms with the first measuring 15'7 x 10'10 with wooden door and UPVC window to front aspect. Radiator. Door leading to the second room measuring 18'5 x 10'10 with wooden stable door leading out to the rear garden and UPVC double glazed window to rear aspect. Recently refitted with a range of matching base and wall units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Wood effect flooring. Wall mounted electric heater.

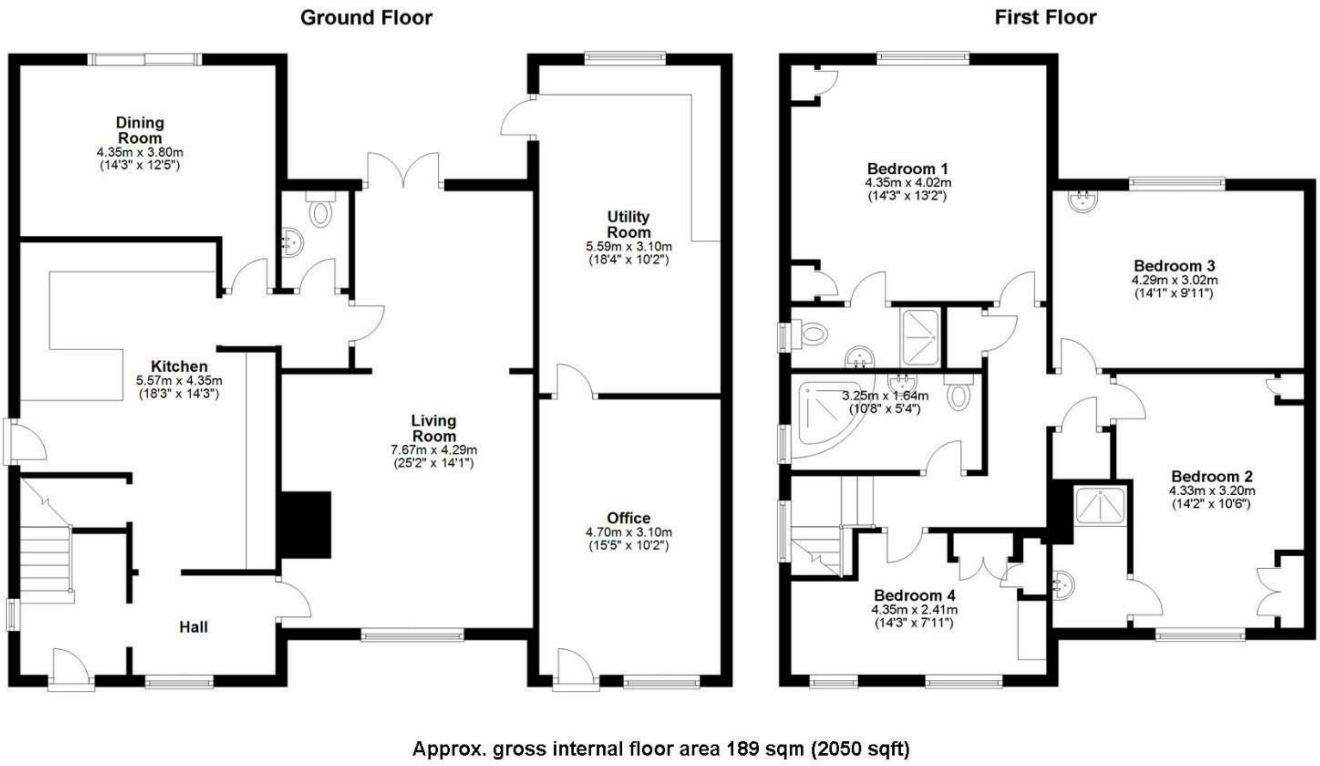


Road Map

Hybrid Map

Terrain Map

Floor Plan

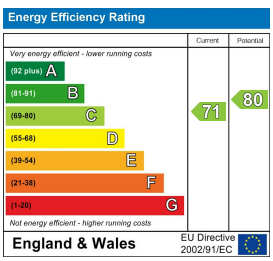


Approx. gross internal floor area 189 sqm (2050 sqft)

Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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