



HOPTON RISE | HAVERHILL

*Family Home in Popular Location, Recently Refurbished*



## HOPTON RISE | HAVERHILL

Guide Price £400,000 Freehold

### FEATURES

- Superb Location Cambridge side of Town
- Rarely available Three Bedroom Detached
- Recently refurbished including Generous Lean to Gazebo, perfect for alfresco dining, overlooking landscaped garden
- Easy reach of local Primary Schools & Samuel Ward Academy
- Sainsbury's & B&Q within walking distance
- Virtual 3D Tour Available
- Overlooking communal green area to front
- Must be viewed to appreciate this home

### DESCRIPTION

Refurbished and rarely available three bedroom detached home on the Cambridge side of town, fantastic for commuting. Undergone many improvements throughout including a large covering outdoor dining space, overlooking landscaped rear garden, excellent for entertaining. Inside the property offers Living room, dining room with bi-folding doors, study, kitchen and downstairs wc. Upstairs offers three double bedrooms with en-suite to master and family bathroom. Generous off road parking and single garage with storage space and electric roller door.





## ACCOMMODATION

### Entrance Hall

Part glazed door to front. Stairs to first floor with storage cupboard under.

### Living Room 15'0" x 10'10" (4.56m x 3.30m)

Window to front aspect over looking communal green space. Feature gas fireplace.

### Study 8'11" x 5'11" (2.71m x 1.80m)

Window to front aspect, with views over communal green.

### Dining Room 8'2" x 9'4" (2.49m x 2.85m)

Bi-fold door leading out to covered patio area with outside dining space.

### Kitchen 8'2" x 11'3" (2.48m x 3.42m)

Wide range of wall and base units. Double oven with electric hob and extractor above. Space for fridge/freezer, washing machine and dishwasher. Wall mounted gas boiler. Window and door leading to rear garden generous gazebo outside dining area.

### Downstairs WC

Enclosed WC, hand wash basin set in vanity unit. Window to side aspect.

### First Floor Landing

Window to side aspect. Airing Cupboard & Loft access.

### Master Bedroom 11'7" x 12'8" (3.54m x 3.86m)

Window to rear aspect. Two built-in wardrobes.

### En-suite

Double shower cubicle with part tiled walls. Enclosed WC and hand wash basin within vanity unit. Window to side aspect.

### Bedroom 2 11'11" x 10'9" (3.63m x 3.27m)

Window to front aspect.

### Bedroom 3 8'11" x 11'4" (2.71m x 3.46m)

Window to front aspect.





### Bathroom

Panel bath with shower hose attachment, enclosed WC and hand wash basin set within vanity unit. Part tiled walls and window to side aspect.

### Garage & Parking

Electric roller door with power and light. Eves space above has been boarded with access steps offering generous storage space. Pedestrian door leading to rear garden. Private driveway offering space for two vehicles.

### Outside

Lawn area and decorative shrub boarder. Gated access to enclosed rear garden. Fully landscaped garden with artificial circular lawn area, with variety of well stocked flower beds. Larger pergola with block paved pathway. Summer house with pergola surround. Generous lean to gazebo space with tiled flooring offering excellent covered outdoor space ideal for alfresco dining.











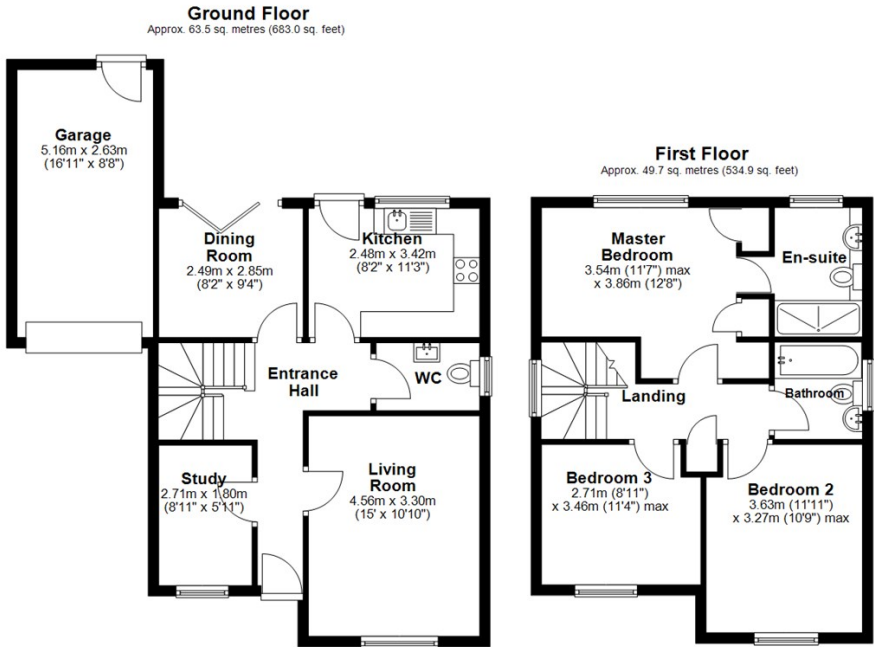


Spacious Home with Excellent Entertaining Areas



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Council Tax Band : D



Total area: approx. 113.1 sq. metres (1217.8 sq. feet)

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