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HOPTON RISE | HAVERHILL

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*Family Home in Popular Location, Recently Refurbished*

### 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.









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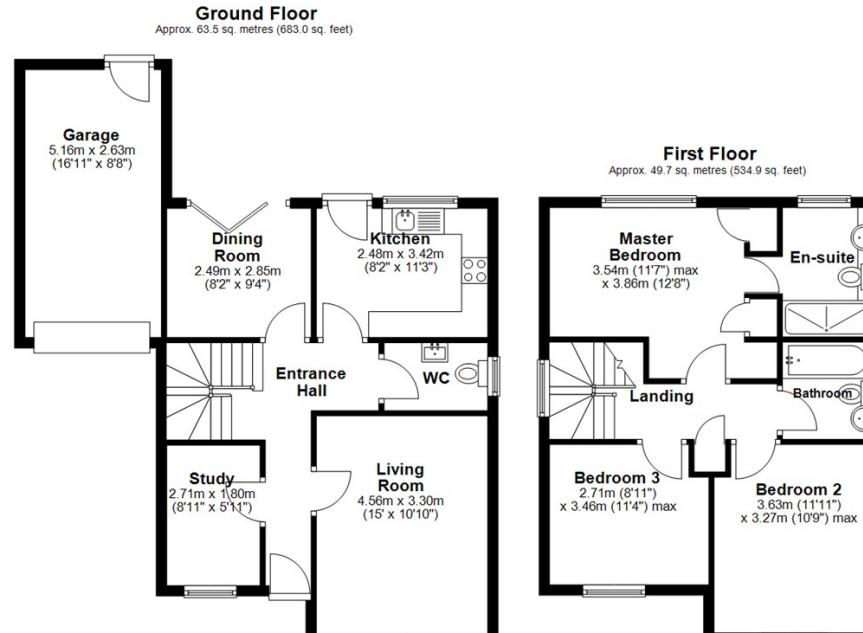
Council Tax Band : D

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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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

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 can be given. Copyright Clarke Philips Ltd 2021.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			