

Summary

This fabulous four-bedroom family home is located in the highly sought-after Boyton Hall area, an ideal setting for families thanks to its proximity to excellent local schools. With so many features including double length garage, two bathrooms & an impressive open plan kitchen/diner.

Description

Approximate Room Sizes

THE PROPERTY This fabulous four-bedroom family home is located in the highly sought-after Boyton Hall area, an ideal setting for families thanks to its proximity to excellent local schools.

As you approach the property, you'll immediately appreciate its prime position on a corner plot, with beautifully maintained gardens that wrap around the home. The driveway offers ample parking for multiple vehicles and leads to a double-length garage.

Step inside through a convenient entrance porch, which opens into a welcoming entrance hall. Here, you'll get a glimpse of the home's spacious layout, with stairs leading to the first

floor and a handy ground-floor cloakroom.

The first room you'll discover is the lounge, an expansive space with windows on three sides, allowing natural light to flood the room. This bright and airy lounge flows seamlessly into a lovely conservatory, offering views of the garden and an ideal spot for relaxation.

Returning to the hall, you'll find the heart of the home—a stunning open-plan kitchen/diner. The kitchen features a fantastic range of units with worktops over, as well as space and plumbing for appliances. There's plenty of room for family and guests around the dining table, and the area also includes a snug space, perfect for casual gatherings.

On the first floor, you'll find four generously sized double bedrooms, three of which feature built-in wardrobes. The master bedroom boasts a spacious ensuite shower room, while the remaining three bedrooms are served by a stylish family bathroom.

Step outside, and you'll find a private rear garden that's perfect for family activities and entertaining. Enclosed by fencing, the garden features a large lawned area, a paved patio, and is surrounded by well-established beds and borders. A personal door provides convenient access to the double-length garage.

This property combines spacious living areas, ample parking, and a superb location, making it the perfect family home.

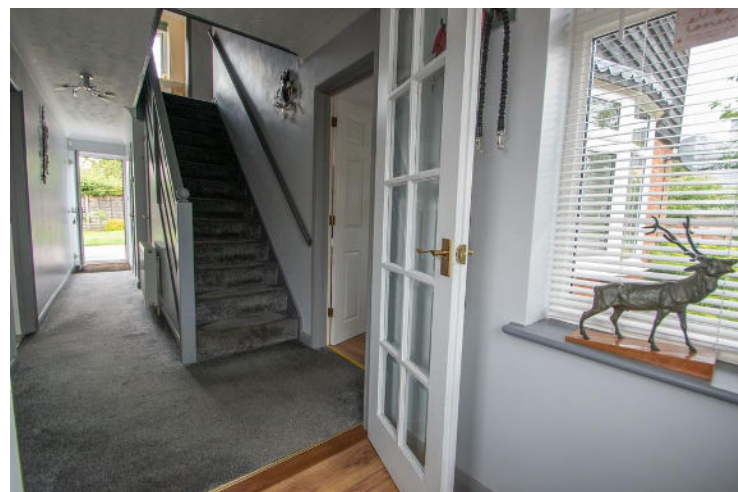
AGENTS NOTE The current owners have a running subscription for an alarm system, which has approximately 2 years remaining, and they are happy to leave at the property.

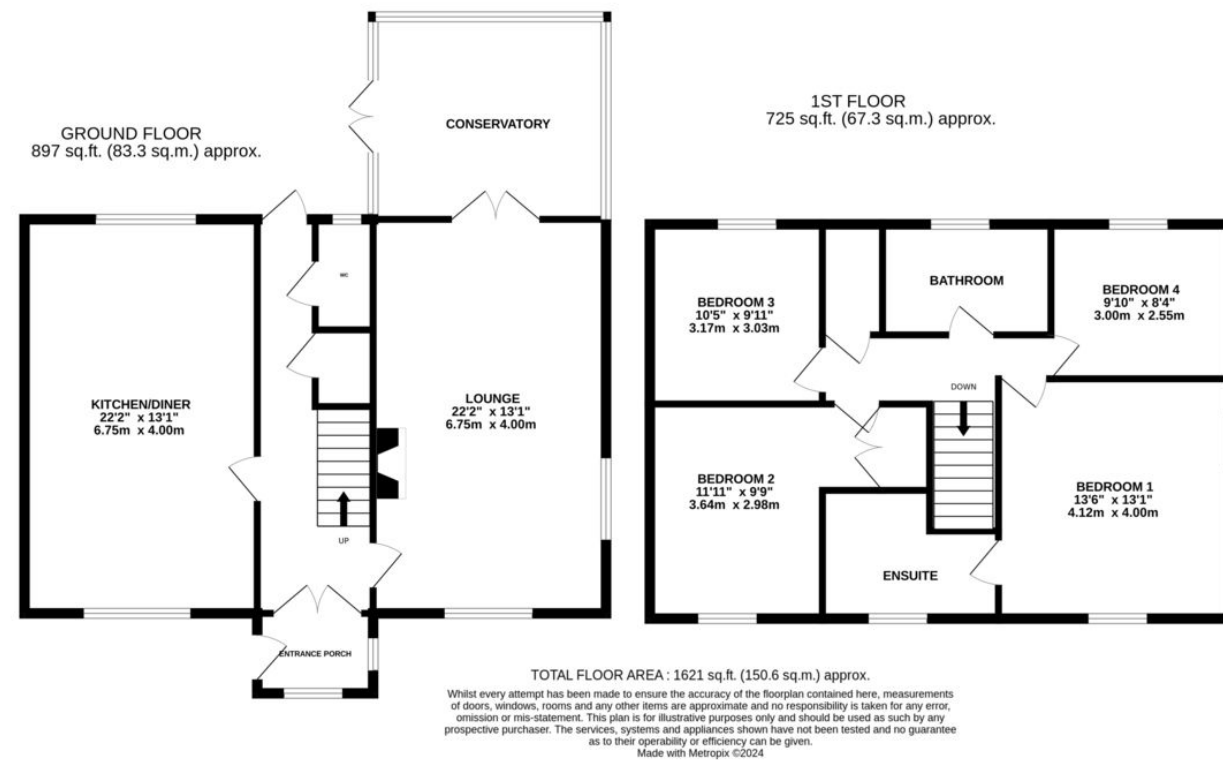
ENTRANCE HALL
 CLOAKROOM
 LOUNGE 22' 2" x 12' 11" (6.76m x 3.94m)
 KITCHEN/DINER 22' 1" x 1' 3" (6.75m x .40m)
 CONSERVATORY
 first floor:
 LANDING
 BEDROOM TWO 11' 11" x 9' 9" (3.64m x 2.98m)
 BEDROOM ONE 13' 6" x 13' 0" (4.12m x 3.97m)
 ENSUITE
 BEDROOM THREE 10' 4" x 9' 11" (3.17m x 3.03m)
 BEDROOM FOUR 9' 10" x 8' 4" (3.02m x 2.55m)
 BATHROOM
 DOUBLE LENGTH GARAGE

Additional Information

Local Authority – West Suffolk Council
 Council Tax Band – E
 Tenure – Freehold
 Services – all mains services
 Post Code – CB9 0DZ

Viewings by appointment
 Bychoice Estate Agents
 Tel: 01440 768919





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EPC to follow

Contact Details
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Tel: 01440 768919
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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

Boyton Close | Haverhill | CB9 0DZ

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£400,000

- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER BOYTON HALL
- CORNER PLOT
- SPACIOUS FAMILY HOME
- DOUBLE LENGTH GARAGE & AMPLE PARKING
- BEAUTIFUL PRIVATE GARDEN
- TWO BATHROOMS