

## Summary

This beautifully extended home has been meticulously renovated, offering a stylish and inviting space in a prime location with easy access to town centre amenities and local schools. With three bedrooms, a driveway, & a stunning kitchen & bathroom, this must be viewed to appreciate the quality.

## Description

### Approximate Room Sizes

**THE PROPERTY** This beautifully extended home has been meticulously renovated, offering a stylish and inviting space in a prime location with easy access to town centre amenities and local schools.

As you approach, you'll notice a rare feature for this area—a driveway to the side of the property, providing convenient off-road parking. Step into the entrance porch, a spacious area ideal for storing coats and shoes. From here, enter the welcoming entrance hall, where stairs lead to the first floor.

The lounge, a cosy retreat, boasts a charming feature fireplace and a large window that fills the

room with natural light from the front aspect. The heart of the home, the kitchen/diner, is a stunning and stylish space, equipped with a superb range of units and worktops, along with integrated appliances, including an oven and grill, a five-ring gas hob with extractor hood. Additional storage is conveniently located under the stairs.

A door from the kitchen/diner leads to an inner hall, providing access to the garden and a utility room/cloakroom with space and plumbing for both a washing machine and tumble dryer.

Upstairs, the first floor offers three spacious bedrooms, each designed for comfort and relaxation. The real highlight of this property is the extended bathroom, which exudes timeless

elegance. This luxurious space features a freestanding bath, a separate walk-in shower, WC, and washbasin, creating a serene spa-like retreat.

Step outside to discover a beautifully landscaped garden, enclosed by wall and fencing for privacy. A paved patio area offers the perfect spot for outdoor dining, while the generous lawn provides space for play and relaxation. At the end of the garden, a second seating area with a pergola offers a tranquil space to unwind.

Lovingly renovated from top to bottom, this exceptional home is ready for you to move in and enjoy.

### ENTRANCE HALL

LOUNGE 13' 5" x 11' 5" (4.1m x 3.5m)

KITCHEN/DINER 18' 0" x 11' 5" (5.5m x 3.50m)

### UTILITY/WC

first floor:

BEDROOM 12' 1" x 8' 6" (3.7m x 2.6m)

BEDROOM 11' 5" x 9' 10" (3.5m x 3.0m)

BEDROOM 7' 10" x 7' 4" (2.4m x 2.25m)

BATHROOM 10' 5" x 9' 10" (3.2m x 3.0m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – all mains services

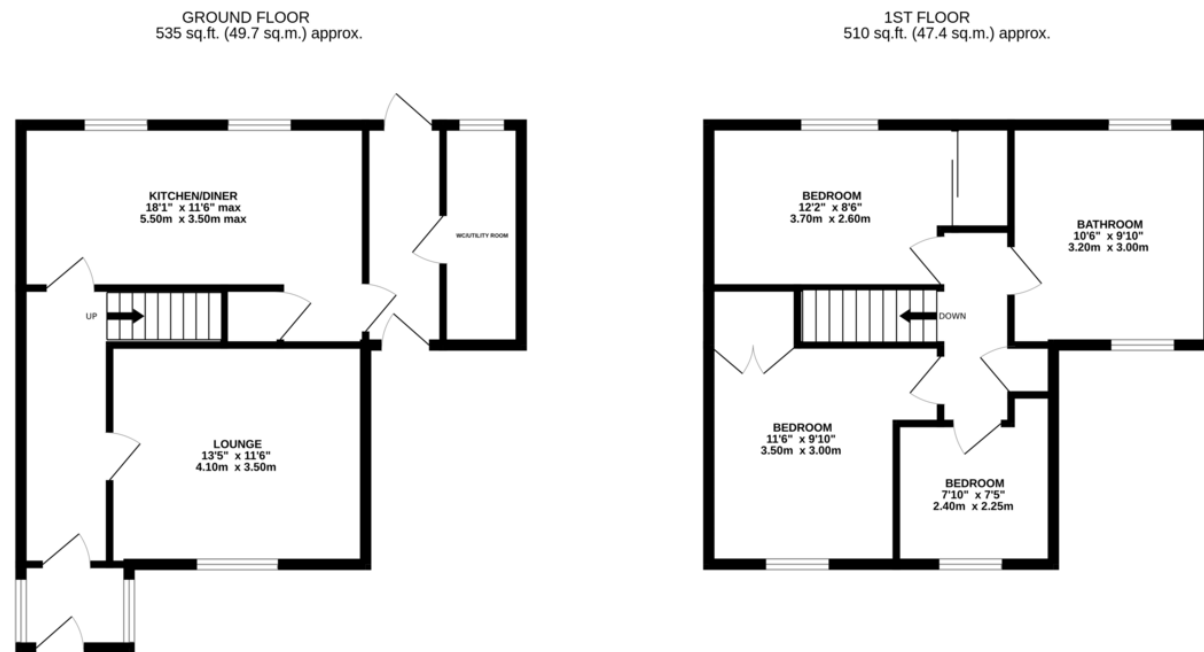
Post Code – CB9 9AQ

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





**TOTAL FLOOR AREA:** 1046 sq.ft. (97.2 sq.m.) approx.  
 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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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92+)                                       | (92+)     |
| A                                           |           |
| (81-91)                                     |           |
| B                                           | 85        |
| (69-80)                                     |           |
| C                                           |           |
| (55-68)                                     |           |
| D                                           | 62        |
| (39-54)                                     |           |
| E                                           |           |
| (21-38)                                     |           |
| F                                           |           |
| (1-20)                                      |           |
| G                                           |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |
| www.epc4u.com                               |           |

### 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 are 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

Castle Avenue | Haverhill | CB9 9AQ

£250,000

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- EXTENDED THREE BEDROOM HOME
- DRIVEWAY
- BEAUTIFUL HIGH SPEC FINISH THROUGHOUT
- BEAUTIFUL BATHROOM SUITE
- WONDERFUL KITCHEN/DINER
- CLOSE TO SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE