

## Summary

This lovely modern three-bedroom home is located on the popular Boyton Place development, offering stylish open-plan living with excellent access to the town centre. It's an ideal choice for first-time buyers or investors. With bathroom & WC, as well as two parking spaces to the front.

## Description

### Approximate Room Sizes

**THE PROPERTY** This stunning modern three-bedroom home is located on the popular Boyton Place development, offering stylish open-plan living with excellent access to the town centre. It's an ideal choice for first-time buyers or investors.

As you approach the property, you'll find off-road parking for two cars right outside the home ensuring convenience every day. The property is in a fantastic position, close to a playground, making this ideal for young families. Step inside, and you'll immediately feel the quality and style this property offers. The entrance hall features

stairs leading to the upper floors and access to the spacious open-plan kitchen and living area. The kitchen is equipped with a good range of units, sleek worktops, an inset sink and drainer, and an integrated oven. A breakfast bar extends from the countertop, providing an ideal spot for casual dining. The kitchen flows seamlessly into the bright and airy lounge, where French doors lead out to the rear garden. A convenient ground-floor cloakroom completes this level.

On the first floor, you'll find two well-proportioned bedrooms and the modern family bathroom. Continuing to the second floor, there is a spacious double bedroom, offering versatility and privacy.

The rear garden is a great size, featuring a paved patio area perfect for outdoor seating and entertainment, with the remainder mainly laid to lawn.

In summary, this beautiful home offers contemporary living in a great location, perfect for first-time buyers or those looking to invest. Don't miss your chance to make this home your own!

ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING/DINER 21' 11" x 12' 2" (6.7m x 3.71m)

CLOAKROOM

First Floor:

BEDROOM TWO 12' 2" x 7' 10" (3.71m x 2.39m)

BEDROOM THREE 12' 2" x 7' 10" (3.71m x 2.39m) max measurements

Second Floor:

BEDROOM ONE 22' 1" x 8' 11" (6.75m x 2.74m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – all mains services

Post Code – CB9 7JY

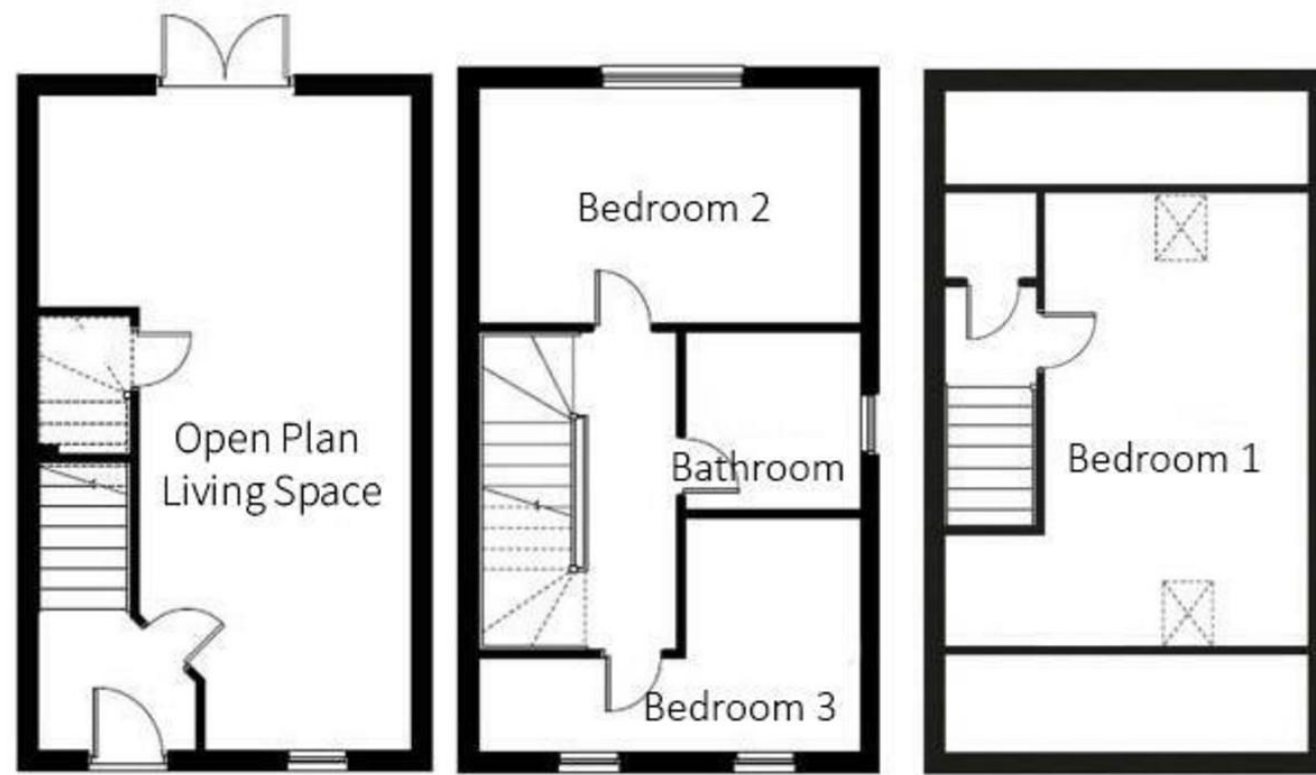
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	96
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

### Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.co.uk

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

Orbell Avenue | Little Wratting | CB9 7JY

£270,000

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- THREE BEDROOMS
- BATHROOM & WC
- TWO ALLOCATED PARKING SPACES
- PRIVATE GARDEN
- OPEN PLAN GROUND FLOOR
- IDEAL FIRST BUY
- MUST BE VIEWED