

Summary

A spacious three bedroom home on the popular Parkway Estate. The property is set back from the road, with accommodation including lounge, kitchen/diner, utility room, two bathrooms & ample storage. An ideal location for schools & amenities, this must be viewed.

Description

Approximate Room Sizes

THE PROPERTY This charming three-bedroom home, located on the popular Parkway development, presents a perfect blend of comfort and convenience. Situated in a peaceful square, away from the hustle and bustle of the main road, the property boasts the advantage of unallocated parking bays nearby, supplemented by additional on-street parking for residents and guests.

Upon entering, you are greeted by an inviting lounge illuminated by a generous front-facing window, complemented by a built-in media unit with ample storage. Transitioning seamlessly from the lounge is the spacious kitchen/diner, featuring a wealth of base and eye-level units

topped with practical work surfaces. This culinary haven is further enhanced by provisions for appliances and a convenient under-stair storage cupboard. Returning to the hall, you'll discover access to the utility room, as well as a ground floor shower room. Adjacent to the utility room lies an additional space, ideal for storage or a home office.

Ascending to the first floor, you'll find three well-proportioned bedrooms, with two benefiting from built-in wardrobes, catering to your storage needs effortlessly. A centrally located family bathroom serves the bedrooms, providing a comfortable retreat for residents and guests alike.

Externally, the property boasts a rear garden, featuring a covered patio area accessible from the kitchen—a perfect spot for al fresco dining or simply unwinding outdoors. Beyond, steps lead to the remainder of the garden, enclosed by fencing, offering privacy and seclusion.

ENTRANCE HALL

LOUNGE 13' 9" x 11' 5" (4.2m x 3.5m)

KITCHEN/DINER 18' 4" x 11' 5" (5.6m x 3.5m)

UTILITY ROOM 8' 6" x 9' 10" (2.6m x 3.0m) max measurements

GROUND FLOOR SHOWER ROOM

STORAGE/OFFICE SPACE 11' 5" x 6' 10" (3.5m x

2.1m)

First floor:

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

BEDROOM TWO 11' 5" x 8' 2" (3.5m x 2.5m)

BEDROOM THREE 7' 10" x 7' 6" (2.4m x 2.3m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

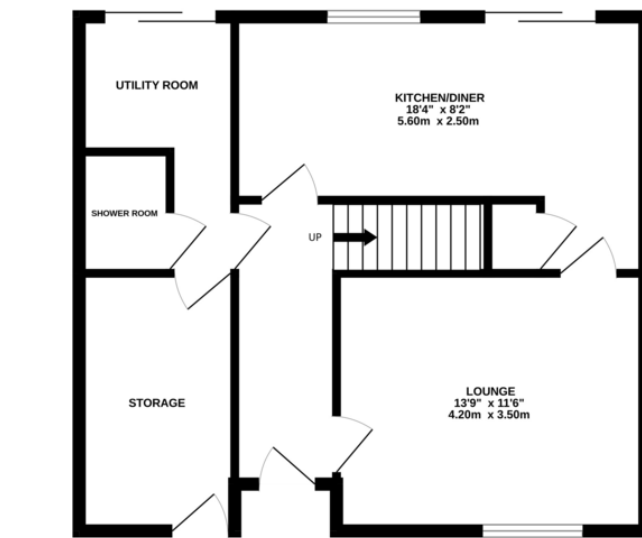
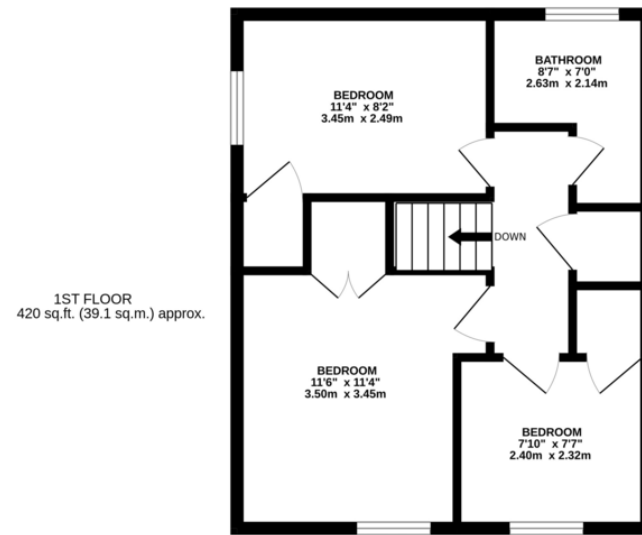
Post Code – CB9 9AH

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA: 991 sq.ft. (92.0 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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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+)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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 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

Barons Court | Haverhill | CB9 9AH

£250,000

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- THREE BEDROOMS
- TWO BATHROOMS
- WELL PRESENTED THROUGHOUT
- PARKWAY ESTATE
- GREAT LOCATION FOR SCHOOLS
- IDEAL FOR FIRST TIME BUYERS
- ON STREET PARKING