

## Summary

Nestled within the sought-after Boyton Hall development, this charming one-bedroom freehold home offers an idyllic retreat in a peaceful cul-de-sac setting. The property offers open plan living on the ground floor, as well as a garage, parking & private garden.

## Description

### Approximate Room Sizes

THE PROPERTY Nestled within the sought-after Boyton Hall development, this charming one-bedroom freehold home offers an idyllic retreat in a peaceful cul-de-sac setting. As you approach, a well-kept lawned front garden creates a welcoming first impression. The property boasts the added benefit of a garage en bloc with its own driveway for convenient parking.

Upon entering, you'll be greeted by a bright and airy open-plan living space, seamlessly flowing from the comfortable lounge into a modern kitchen. The kitchen features ample cabinetry, sleek countertops, and space for appliances, making it a practical yet stylish area for culinary endeavors. A door leads directly to the rear garden, perfect for indoor-outdoor living.

Upstairs, the spacious double bedroom impresses with built-in wardrobes, offering plenty of storage. The bathroom is equally well-appointed, providing a comfortable and contemporary space to unwind.

The rear garden is generously sized, enclosed by fencing for privacy, and predominantly laid to lawn, offering a low-maintenance outdoor space to relax and enjoy.

This delightful property provides a cosy, inviting atmosphere, ideal as a private hideaway or a perfect starter home.

SITTING ROOM 12' 0" x 8' 10" (3.66m x 2.7m)

KITCHEN 12' 3" x 6' 11" (3.74m x 2.11m)

BEDROOM 10' 9" x 9' 1" (3.29m x 2.77m)

BATHROOM

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – all main services

Post Code – CB9 0EQ

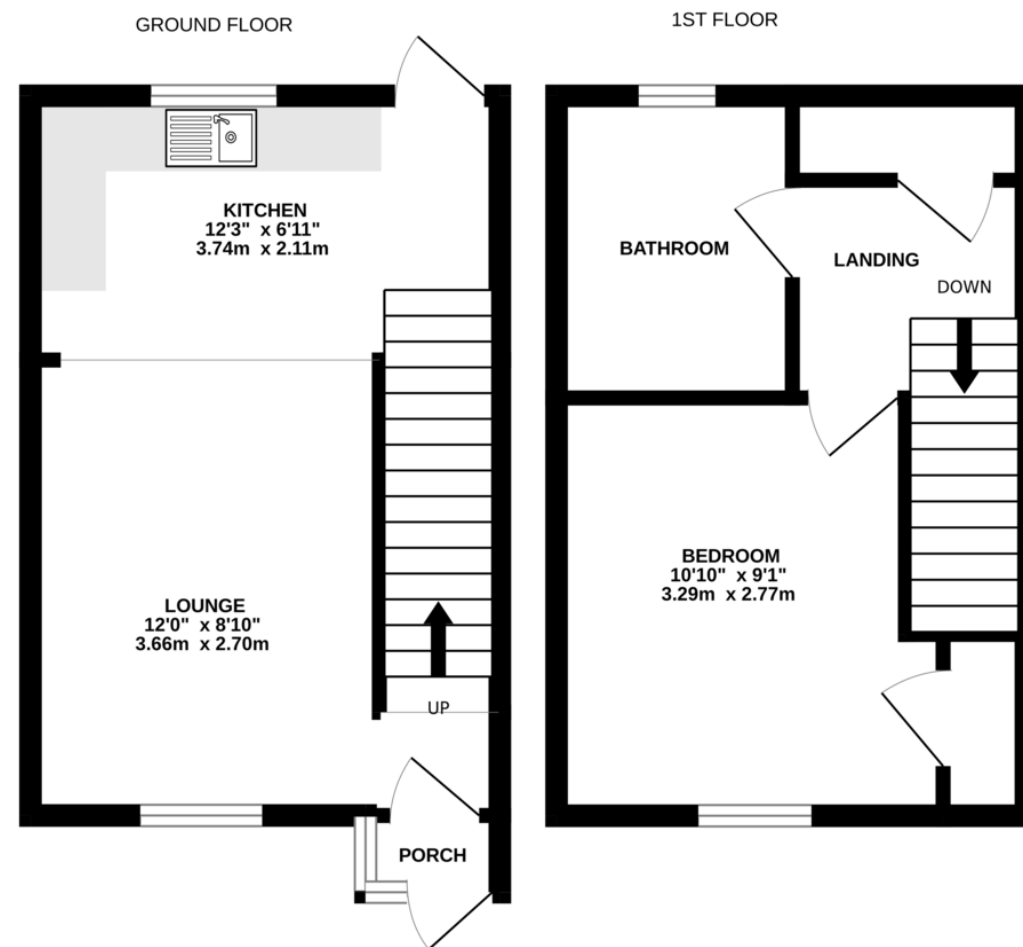
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







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.  
Made with Metropix ©2024



If you would like to speak to one of our mortgage advisors call now – 01440 768919



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
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
72	91
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 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

Goldings Close | Haverhill | CB9 0EQ

Nestled within the sought-after Boyton Hall development, this charming one-bedroom freehold home offers an idyllic retreat in a peaceful cul-de-sac setting. The property offers open plan living on the ground floor, as well as a garage, parking & private garden.

£205,000

- ONE BEDROOM
- GARAGE
- CUL-DE-SAC LOCATION
- POEM PLAN GROUND FLOOR
- PRIVATE REAR GARDEN
- BOYTON HALL
- MUST BE VIEWED