

Bychoice

ESTATE AGENTS



Ruffles Road, Haverhill, Suffolk

£285,000

Property Summary

Welcome to this spacious & immaculate four-bedroom home ideally situated for families, boasting a prime location within walking distance of Coupals Primary Academy and Samuel Ward. Explore the outdoors with East Town Park a short walk away from this beautifully presented & versatile home.

**FOUR BEDROOMS
ENSUITE, BATHROOM & WC
TWO PARKING SPACES
CLOSE TO SCHOOLS & TOWN CENTRE
IDEAL FOR FAMILIES
REAR GARDEN**



Welcome to this spacious & immaculate four-bedroom home ideally situated for families, boasting a prime location within walking distance of Coupals Primary Academy and Samuel Ward. Also nestled in close proximity to East Town Park, a wonderful outdoor space to explore or for dog walking, as well as equally easy access to the town centre.

Approached via a peaceful cul-de-sac, the home presents delightful views overlooking Millfields County wildlife site from the front. A driveway to the side of the home conveniently provides two allocated parking spaces.

Step inside, where the entrance hall offers a glimpse of the inviting interiors that await. The kitchen is efficiently designed with a generous array of base and eye-level units topped with worktops. Equipped with an inset sink and drainer, integrated oven & hob, it also offers provision for essential appliances such as a washing machine, dishwasher, and fridge/freezer.

The spacious lounge/diner beckons, a welcoming space with views over the garden.

Ascending to the first floor reveals two well-proportioned double bedrooms and a family bathroom. Ascend once more to the second floor, where two additional bedrooms await, including a versatile single bedroom or study, alongside the luxurious master bedroom complete with an ensuite and built-in wardrobes, & a further storage cupboard housing the combi boiler.

Outside, the property offers a private and low maintenance, fenced rear garden with gated access for added convenience.

In summary, this versatile home presents an excellent opportunity to enjoy comfortable living in a sought-after location, offering both indoor comfort and the ability to explore the outdoors, right on your doorstep, presented to an immaculate standard throughout, and ready to move into.

ENTRANCE HALL

Stairs to first floor, door to:

CLOAKROOM

WC, wash basin.

KITCHEN

9'5" x 6'0" (2.87 m x 1.83 m)

With an excellent range of units, double glazed window to front, integrated oven with four ring induction hob & extractor hood over, tiled flooring.

LOUNGE/DINER

15'0" x 12'11" (4.57 m x 3.94 m)

Double glazed patio doors to rear, radiator, under stair storage cupboard.

BEDROOM TWO

12'11" x 8'11" (3.94 m x 2.72 m)

Double glazed window, radiator.



BEDROOM THREE

12'11" x 8'11" (3.94 m x 2.72 m)

Double glazed window, radiator.

BATHROOM

A beautiful suite comprising bath with shower over, wash basin, WC, tiled walls & flooring, heated towel rail.

BEDROOM ONE

13'5" x 8'9" (4.09 m x 2.67 m)

Double glazed window to front with a range of built in wardrobes.

ENSUITE

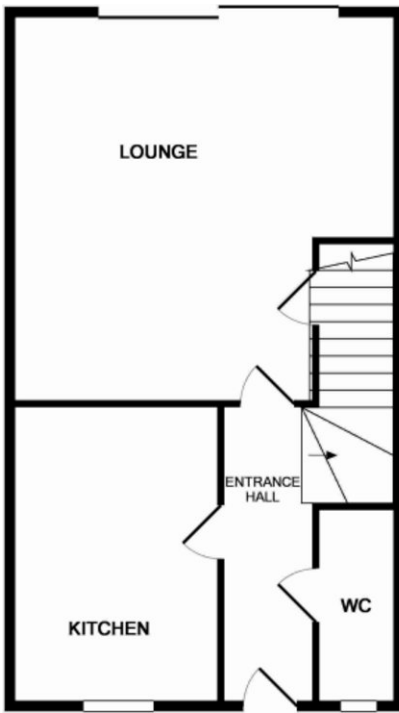
Shower enclosure, WC, wash basin, heated towel rail.

BEDROOM FOUR/STUDY

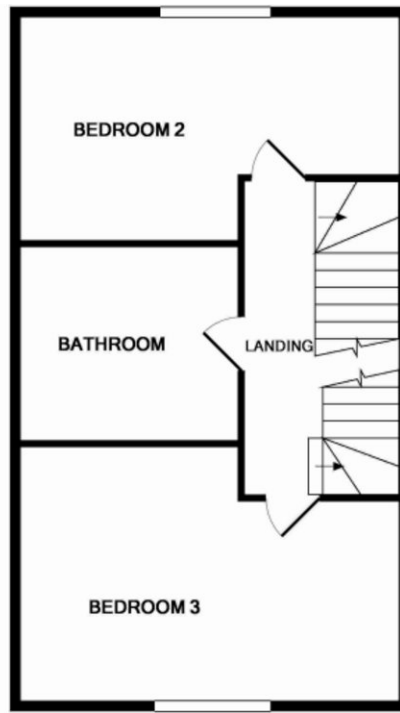
12'11" x 7'2" (3.94 m x 2.18 m)

Double glazed window, radiator.

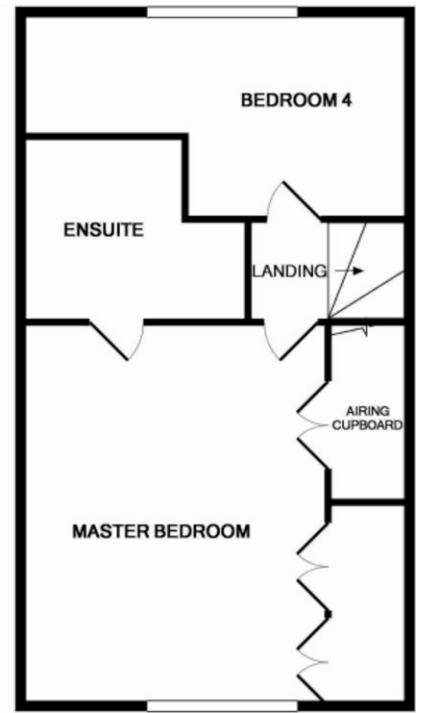




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure: Freehold
Council Tax Band: C
Local Authority: West Suffolk Council
Post Code: CB9 0JX

Viewings by appointment only

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