

## Summary

An expansive & versatile four bedroom detached home, largely extended to create this fabulous family home. With three bathrooms including two ensembles, wonderful open plan kitchen/diner/snug & is located in a quiet cul-de-sac on the Cambridge side of Haverhill.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed window to side aspect, stairs to first floor, radiator, door to:

**WC** Double glazed window, WC, wash basin, radiator.

**LOUNGE** 15' 5" x 12' 9" (4.7m x 3.9m) Double glazed windows to front & side aspect, under stair recess, two radiators, opening to:

OPEN PLAN L-SHAPED KITCHEN/DINER/SNUG 23' 3" max x 20' 8" max (7.1m x 6.3m) A beautiful & bright room creating a perfect space for families. The kitchen offers a good range of base & eye level units with worktops over, inset sink & drainer. Integrated double oven, four ring

hob with extract hood over, integrated appliances including washing machine & dishwasher. Space for fridge/freezer. Two radiators, three velux windows to rear. Double glazed window & French doors to rear. door to:

**GROUND FLOOR BEDROOM** 8' 2" x 7' 10" (2.5m x 2.4m) Double glazed window to front, radiator. Door to:

**ENSUITE** Comprising shower, WC, wash basin, radiator.

### First Floor:

**LANDING** Loft access, airing cupboard, door to:

**BEDROOM ONE** 12' 1" x 9' 6" (3.7m x 2.9m) Double glazed window to rear, radiator, door to:

**ENSUITE** Double glazed window to side. Shower cubicle, WC, wash basin, radiator.

**BEDROOM TWO** 11' 8" x 8' 8" (3.57m x 2.66m) Double glazed window, radiator.

**BEDROOM THREE** 8' 2" x 6' 10" (2.5m x 2.1m) Double glazed window, radiator.

**BATHROOM** Double glazed window to rear. Suite comprising jacuzzi bath with shower over & shower screen, WC, vanity unit with wash basin, radiator.

**OUTSIDE** The property is located in a quiet cul-de-sac with very few neighbours. To the front of the property is a low maintenance garden with driveway providing off road parking. The rear garden is enclosed by fencing. A paved patio & pathway leads immediately from the French Doors. Steps lead up to the remainder of the garden, which is mainly laid to lawn with timber shed.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

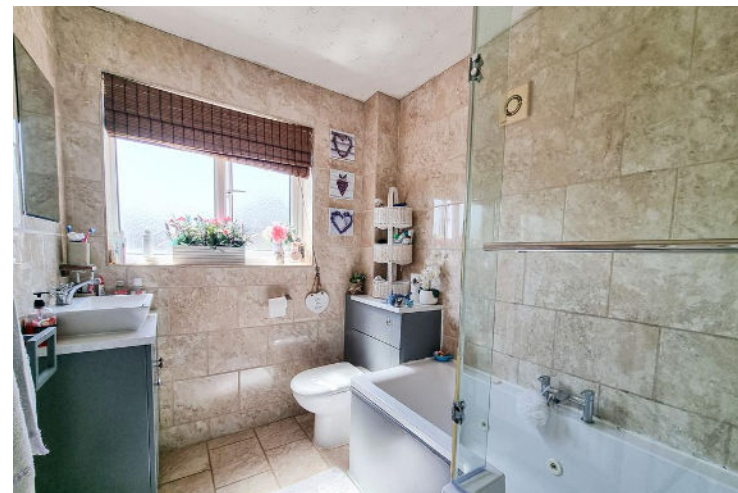
Services – Mains water, gas & electric

Post Code – CB9 9DR

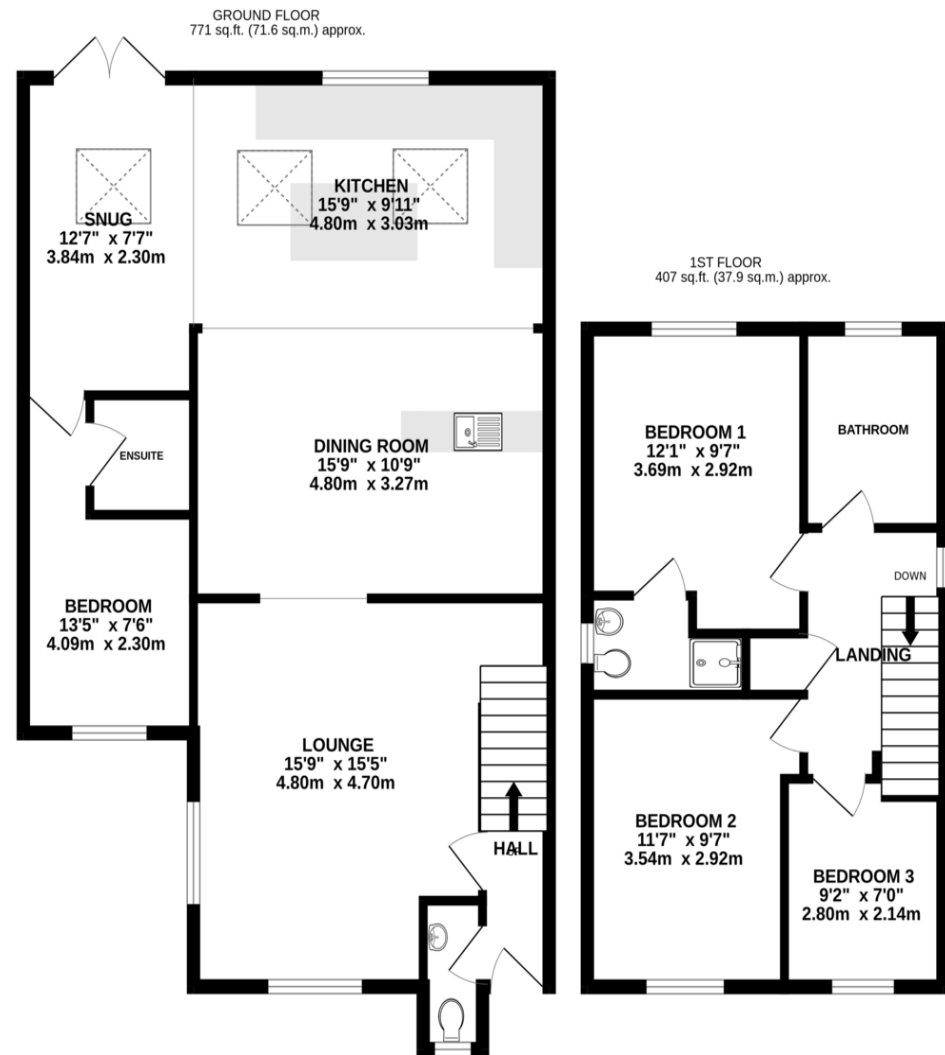
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







TOTAL FLOOR AREA: 1178 sq.ft. (109.5 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.

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### 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

### Strawberry Fields | Haverhill | CB9 9DR

£385,000

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- FOUR BEDROOM DETACHED HOME
- LARGELY EXTENDED LIVING SPACE
- BEAUTIFUL OPEN PLAN KITCHEN/DINER/SNUG
- CAMBRIDGE SIDE OF TOWN
- DRIVEWAY
- THREE BATHROOMS WITH TWO ENSUITE
- QUIET CUL-DE-SAC LOCATION