

## Summary

A truly stunning three bedroom home, constructed in 2019, in the village of Ridgewell with commuter links to Cambridge and Stansted airport. Finished to an incredible standard including full under floor heating throughout, air source heating, open plan living & plenty of off road parking.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Large welcoming entrance hallway with tiled flooring with multiple storage cupboards.

**STUDY** 7' 11" x 6' 04" (2.41m x 1.93m) With a double glazed window to the front and telephone point, making this an ideal space to work from home.

**W/C** Wash basin, WC.

**KITCHEN** 14' 04" x 8' 09" (4.37m x 2.67m) Wrap around kitchen units with a selection of eye level and low level cupboard space with worktops over, integrated oven, microwave, dishwasher, washing machine and fridge freezer with inset electric four ring hob and extractor hood, inset sink with over the top mixer tap, breakfast bar and side double glazed door leading to the side of the property. All integrated appliances are Bosch.

**DINING AREA/SNUG** 16' 09" x 13' 01" (5.11m x 3.99m)

Open plan from the kitchen with a large dining social area, this space has plenty of natural light coming through the double velux windows to the rear, double glazed window to the side and double french doors leading out the garden.

**LOUNGE** 22' 11" x 9' 6" (7m x 2.9m) Double glazed window over looking to rear garden, Log burner, TV point, under stair storage cupboard.

**HEATING** The property is installed with an air source heat pump which powers the underfloor heating throughout the whole of the property at a low running cost. The under floor heating is controlled by individual thermostats which are located in every room.

**MASTER BEDROOM** 14' 6" x 13' 03" (4.42m x 4.04m) Double glazed window to the front, TV point.

**ENSUITE** Free standing hand wash basin with under basin storage, W/C, shower tray with fully tiled shower unit, glass splash screen, extractor fan with light up wall vanity mirror with privacy glass, double glazed window to the side.

**BEDROOM** 13' 03" x 10' 06" (4.04m x 3.2m) Double glazed window over looking to rear garden and storage cupboard.

**BEDROOM** 11' 07" x 14' 05" (3.53m x 4.39m) Double glazed window over looking to rear garden.

**BATHROOM** Three piece unit consisting of a free standing hand wash basin with under basin storage, W/C with wall flush unit, light up wall vanity mirror, panel bath with over the top shower unit with glassed splash back, semi tiled walls, extractor fan with double glazed frosted glassed window.

**OUTSIDE** A driveway to the side of the property provides off road parking as well as an additional parking space to the front. The rear garden is a good size, enclosed by fencing. A large patio spans the width of the garden providing a fantastic space for entertaining, leading to the remainder of the garden which is mainly laid to lawn. At end of the garden is an impressive summer house, which lends itself to a variety of uses, & cost the current owner approximately £12,000 construct.

## Additional Information

Local Authority – Braintree District Council

Council Tax Band – D

Tenure – Freehold

Services – Air source heat pump, underfloor heating.

Post Code – C09 4RP

Viewings by appointment

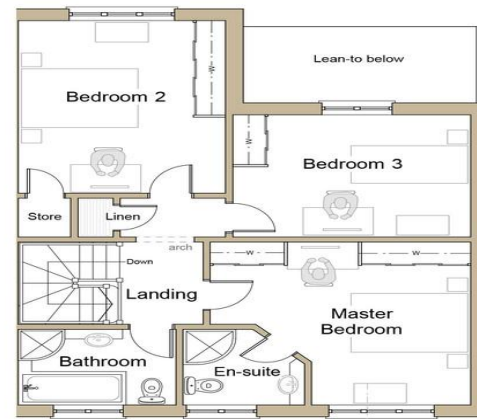
Bychoice Estate Agents

Tel: 01440 768919





Ground Floor Plan



First Floor Plan



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

### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		113
(81-91)	<b>B</b>	89	
(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	

### Ashen Road | Ridgewell | C09 4RP

A truly stunning three bedroom home, constructed in 2019, in the village of Ridgewell with commuter links to Cambridge and Stansted airport. Finished to an incredible standard including full under floor heating throughout, air source heating, open plan living & plenty of off road parking.

£440,000

- EXECUTIVE SEMI-DETACHED HOME
- SOUGHT AFTER VILLAGE LOCATION
- UNDERFLOOR HEATING THROUGHOUT & AIR SOURCE HEAT PUMP
- AMPLE OFF-ROAD PARKING & GARDENS
- IMPRESSIVE SUMMERHOUSE/GYM
- THREE GENEROUS DOUBLE