

Summary

This delightful three bedroom home is in a wonderful location close to the recreation ground & walking distance the town centre. The property boasts an incredible garden with space to relax & entertain, as well as bathroom & WC, a beautiful kitchen/diner, lounge with log burner & off road parking.

Description

Approximate Room Sizes

THE PROPERTY Sat in a delightful setting, this charming three-bedroom home offers the perfect blend of tranquility and convenience, situated within a cul-de-sac, just a leisurely stroll from the town centre and recreation ground.

Upon arrival, a welcoming bloc paved driveway greets you, providing off-road parking for two cars, setting the stage for what lies beyond. Stepping through the front door, you are welcomed into the entrance hall, featuring stairs to the first floor and access to the inviting lounge. The lounge exudes warmth and character, boasting a charming log burner and built-in under stair storage, creating a cosy haven for relaxation.

Flowing seamlessly from the lounge is the impressive kitchen/diner, boasting a superb array of base and eye-level units, complemented by integrated appliances including an oven and dishwasher. Ample space is provided for a fridge/freezer and washing machine, making meal preparation a breeze. The dining area offers a delightful space for entertaining, with access to the hallway, featuring a large storage cupboard and a convenient door leading to the rear garden.

The ground floor is further enhanced by a modern bathroom, complete with a contemporary suite including a shower over the bath, WC, wash basin, and heated towel rail, providing convenience and style.

Ascending to the first floor, you will find three generously sized bedrooms, each offering comfort and space for relaxation. The first bedroom boasts the added benefit of an adjoining WC, enhancing convenience for occupants.

However, it is the garden where this property truly shines, offering an outdoor space perfect for entertaining and relaxation. A spacious decked area with a pergola provides an ideal setting for al fresco dining, while a second decked area features a large timber summer house and bar, offering endless opportunities for outdoor enjoyment. The expansive lawned area is enclosed by fencing and established borders, ensuring privacy and seclusion, with a timber shed providing additional storage space.

In summary, this delightful home offers a rare opportunity to embrace peaceful living within a convenient location, boasting comfortable accommodation and stunning outdoor space. Don't miss your chance to make this property your own.

ENTRANCE HALL

LOUNGE 12' 2" x 13' 10" max (3.73m x 4.22m)

KITCHEN/DINER 16' 11" x 9' 3" (5.16m x 2.82m)

REAR HALL

BATHROOM

LANDING

BEDROOM ONE 13' 10" max x 10' 4" (4.24m x 3.15m)

WC

BEDROOM TWO 11' 3" x 8' 5" (3.43m x 2.59m)

BEDROOM THREE 8' 0" x 7' 8" (2.46m x 2.34m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

Post Code – CB9 8BU

Viewings by appointment

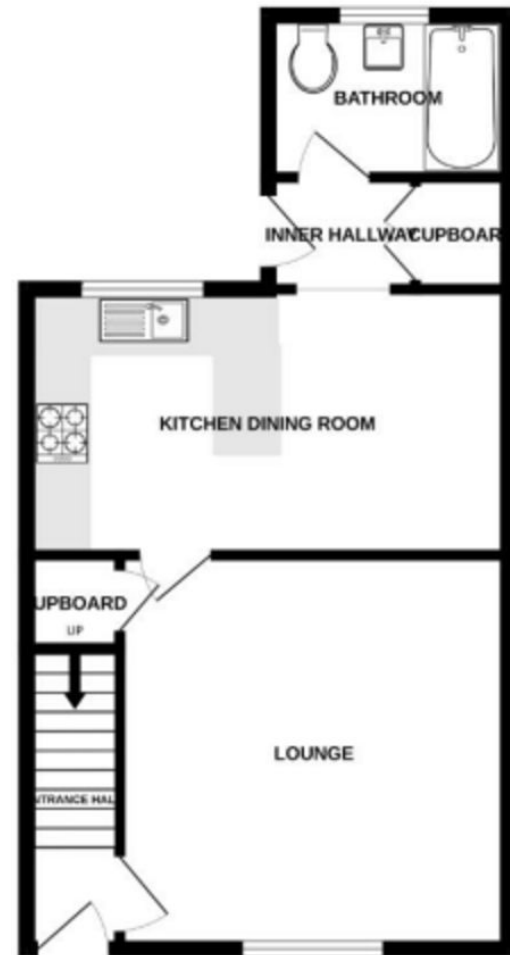
Bychoice Estate Agents

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GROUND FLOOR

1ST FLOOR



Whilst every effort 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 floorplan 02024



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	85
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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

Mill Hill | Haverhill | CB9 8BU

£269,995

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- THREE BEDROOMS
- CLOSE TO TOWN CENTRE & RECREATION GROUND
- BATHROOM & WC
- BEAUTIFUL GARDEN WITH BAR/SUMMERHOUSE
- DRIVEWAY FOR TWO CARS
- BEAUTIFUL KITCHEN/DINER
- GREAT LOCATION FOR SCHOOLS