

Summary

This spacious home is in a wonderful location for families, with schools, the town centre & East Town park all within walking distance. Offering four bedrooms, two bathrooms, conservatory, a larger than average garden & an excellent outlook to the front.

Description

THE PROPERTY Welcome to this spacious four-bedroom home ideally situated for families, boasting a prime location within walking distance of Coupals Primary Academy and Samuel Ward. Nestled in close proximity to East Town Park, a wonderful outdoor space to explore or for dog walking.

Approached via a peaceful cul-de-sac, the home presents delightful views overlooking Millfields County wildlife site from the front. A driveway and garage provide ample parking space, complemented by additional allocated parking for added convenience.

Step inside, where the entrance hall offers a glimpse of the inviting interiors that await. The

kitchen, though compact, 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, and gas hob, it also offers provision for essential appliances such as a washing machine, dishwasher, and fridge/freezer.

The lounge beckons, a welcoming space that seamlessly leads into the conservatory-an extension of the living space doubling as a charming dining area-offering direct access to 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 cupboard housing the replacement combi boiler.

Outside, the generously sized garden wraps around the rear and side of the property, enclosed by fencing for privacy and security. Gated access to the driveway ensures effortless convenience for residents.

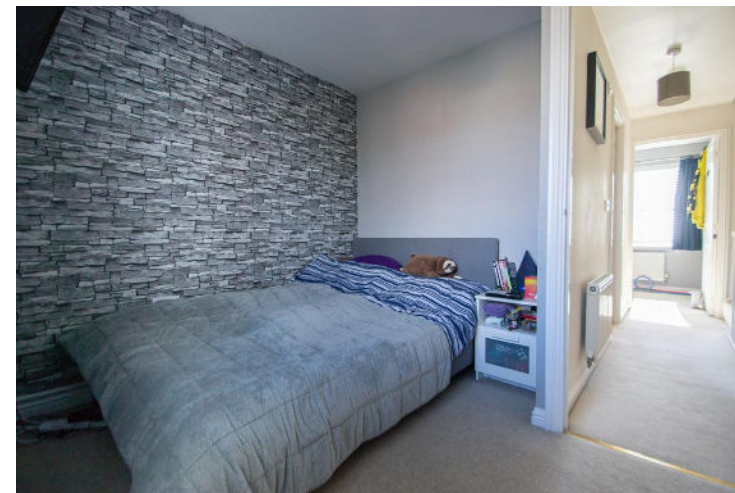
In summary, this family-friendly home presents an excellent opportunity to enjoy comfortable living in a sought-after location, offering both indoor comfort and the ability to explore the outdoors, right on your doorstep.

ENTRANCE HALL
KITCHEN 9' 3" x 6' 0" (2.82m x 1.83m)
WC
LOUNGE 14' 6" x 12' 10" (4.42m x 3.93m)
CONSERVATORY
LANDING
BEDROOM 12' 10" x 8' 5" (3.93m x 2.58m)
BEDROOM 12' 10" x 8' 11" (3.93m x 2.74m)
BATHROOM
SECOND FLOOR LANDING
MASTER BEDROOM 13' 8" x 10' 8" (4.17m x 3.26m)
ENSUITE
BEDROOM/STUDY 12' 7" x 6' 8" (3.86m x 2.04m)
GARAGE

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – C
Tenure – Freehold
Services – All Mains Services
Post Code – CB9 0JX

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919

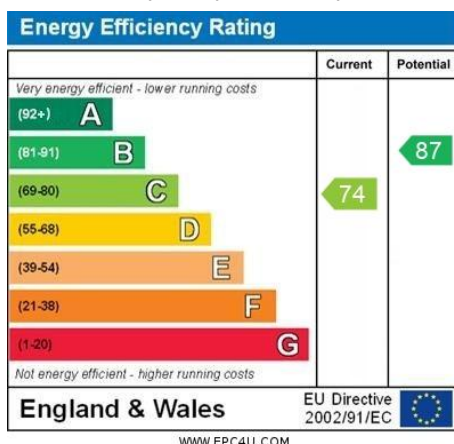




If you would like to speak to one of our mortgage advisors call now – 01440 768919



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



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 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

Ruffles Road | Haverhill | CB9 0JX

£285,000

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- FOUR BEDROOM TOWNHOUSE
- ENSUITE, BATHROOM & WC
- GARAGE, DRIVEWAY & ALLOCATED PARKING
- LARGER THAN AVERAGE GARDEN
- WALKING DISTANCE TO SCHOOLS
- CLOSE TO EAST TOWN PARK
- LOVELY OUTLOOK TO FRONT