

## Summary

**NO ONWARD CHAIN.** This extended & spacious four bedroom home, tucked away from the road, offers versatile living accommodation in a fantastic location for families, within walking distance of New Cangle Primary School. Well presented throughout, with two bathrooms, garage & utility, view today!

## Description

### Approximate Room Sizes

**THE PROPERTY** Welcome to this fabulous four-bedroom semi-detached home, nestled away from the road in a secluded position yet conveniently located for nearby amenities. Situated just a short stroll from the local primary school, a corner shop, and the town centre, this property offers the perfect blend of tranquility and convenience.

Approaching the property, you'll be greeted by a lawned front garden with a pathway leading to the front door, inviting you into the welcoming entrance hall. Inside, ample storage cupboards line the hall, including one housing the replacement boiler. Proceeding to the inner hall, you'll discover access to the ground floor

cloakroom, stairs to the first floor, and further access to the remainder of the ground floor.

The lounge is a bright and airy space, boasting views over the front garden and featuring French doors leading to the dining room, ideal for entertaining guests or enjoying family meals. The kitchen is thoughtfully designed with an ample range of base and eye-level units, integrated appliances, and a window and door providing access to the rear garden. An additional door leads to the utility room, with convenient access back to the entrance hall.

Upstairs, four generously sized bedrooms await, along with a bathroom and an additional shower room, ensuring ample space for the whole family.

Step outside into the rear garden, where you'll find a sunny and private oasis, complete with a paved patio area perfect for al fresco dining and a remainder mainly laid to lawn. Gated access to the rear leads to the garage and parking area, providing secure storage and convenience for vehicles.

ENTRANCE HALL

INNER HALL

WC

LOUNGE 13' 11" x 11' 0" (4.25m x 3.36m)

DINING ROOM 12' 1" x 7' 10" (3.7m x 2.4m)

KITCHEN/BREAKFAST ROOM 13' 9" (to kitchen units) x 8' 10" (4.2m x 2.7m)

UTILITY ROOM 9' 2" x 5' 10" (2.8m x 1.8m)

First Floor

BEDROOM 13' 1" x 9' 10" (4.0m x 3.0m)

BEDROOM 11' 5" x 10' 5" (3.5m x 3.2m)

BEDROOM 17' 4" x 5' 10" (5.3m x 1.78m)

BEDROOM 8' 6" x 6' 10" (2.6m x 2.1m)

BATHROOM

SHOWER ROOM

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

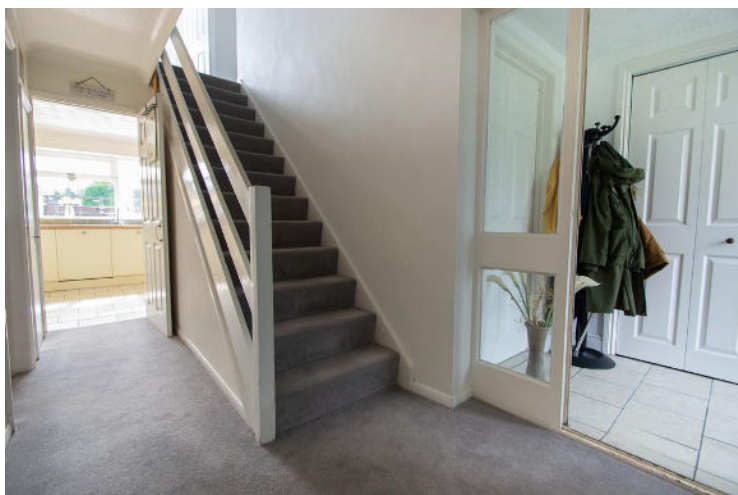
Services – all mains services

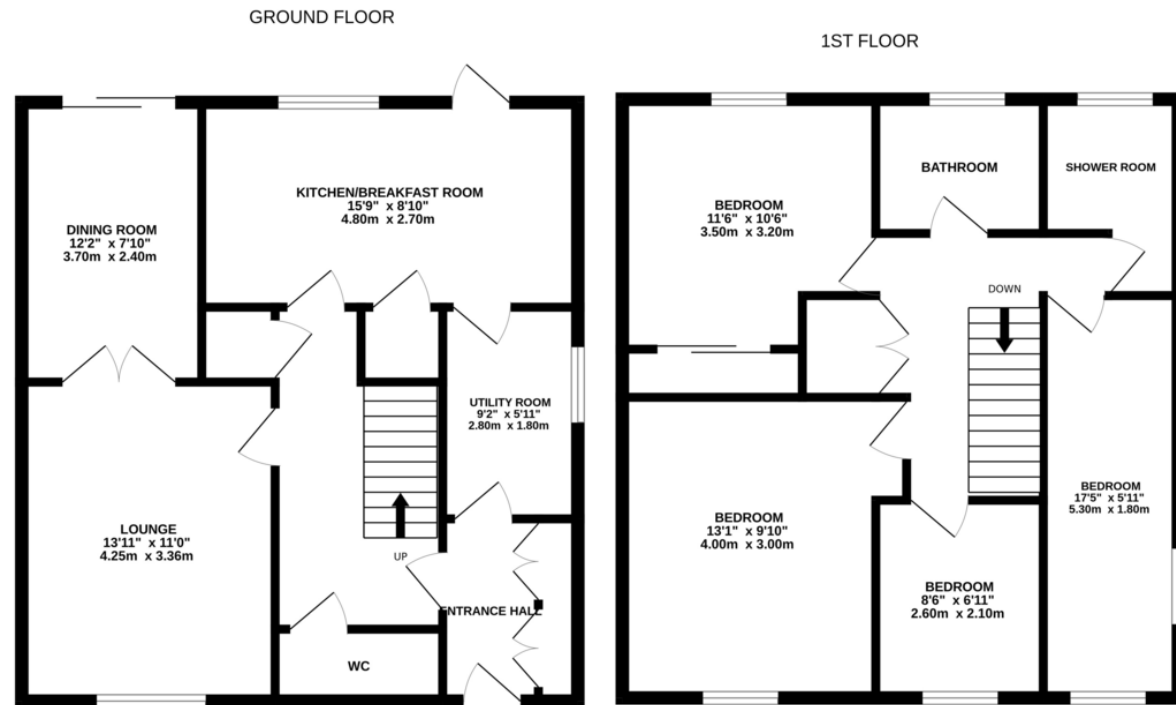
Post Code – CB9 0DR

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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.

EPC to follow

### 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

Minster Road | Haverhill | CB9 0DR

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£310,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- GARAGE
- TUCKED AWAY LOCATION
- UTILITY ROOM
- BATHROOM, SHOWER ROOM & WC
- TWO RECEPTION ROOMS