

Summary

NO ONWARD CHAIN! Discover this charming **THREE DOUBLE BEDROOM** home, perfectly situated in a secluded spot on the edge of the popular Boyton Place development. This lovely home offers everything you need, including two allocated parking spaces, a kitchen/diner, bathroom, WC, conservatory & garden.

Description

Approximate Room Sizes

THE PROPERTY Discover this charming three-bedroom home, perfectly situated in a secluded spot on the edge of the popular Boyton Place development. Nestled away from the road, this tranquil retreat offers a peaceful ambiance from the moment you arrive.

Ground Floor

As you step inside, you're welcomed by a practical entrance hall, ideal for storing coats and shoes. The spacious lounge, bathed in natural light from the front-facing window, provides a bright and inviting atmosphere perfect for relaxation. Moving through the property, you'll find an inner hallway with stairs leading to the first floor, a convenient ground

floor cloakroom, and access to the kitchen/diner. The well-appointed kitchen/diner features a generous array of base and eye-level units and an integrated oven, providing ample space for dining and culinary activities. Beyond the kitchen, the current owners have added a delightful compact conservatory, seamlessly connecting indoor and outdoor living spaces.

First Floor

Ascending to the first floor, you'll discover two comfortable double bedrooms and a family bathroom, all thoughtfully designed to meet your needs.

Second Floor

Continuing to the second floor, the spacious

master bedroom awaits, complete with built-in storage, offering a private sanctuary within the home.

Outdoor Space

The exterior of the property is equally impressive, with a beautifully maintained yet low-maintenance rear garden. Gated access leads to the rear, where you'll find two allocated parking spaces and additional visitor parking for your convenience.

This beautifully presented home is a perfect blend of comfort and functionality, offering a serene living environment in the sought-after Boyton Place development. Don't miss the opportunity to make this delightful property your new home.

LOUNGE 14' 8" x 12' 2" (4.49m x 3.71m)

CLOAKROOM

KITCHEN/DINER 12' 2" x 8' 10" (3.71m x 2.71m)

BEDROOM TWO 12' 2" x 10' 7" (3.71m x 3.23m)

BEDROOM THREE 12' 2" x 9' 0" (3.71m x 2.76m)

BATHROOM

BEDROOM ONE 19' 4" x 8' 5" (5.9m x 2.59m)

AGENTS NOTE We have been advised that there is a service charge of approx. £120 per annum for the upkeep of communal areas.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services

Post Code – CB9 7JA

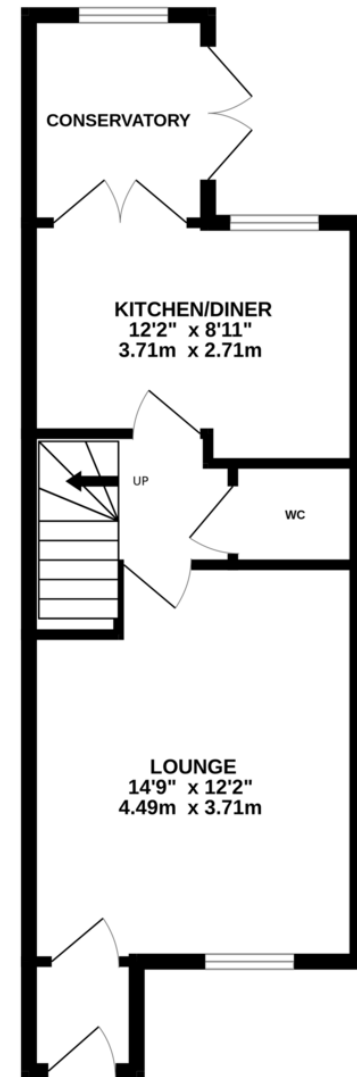
Viewings by appointment

Bychoice Estate Agents

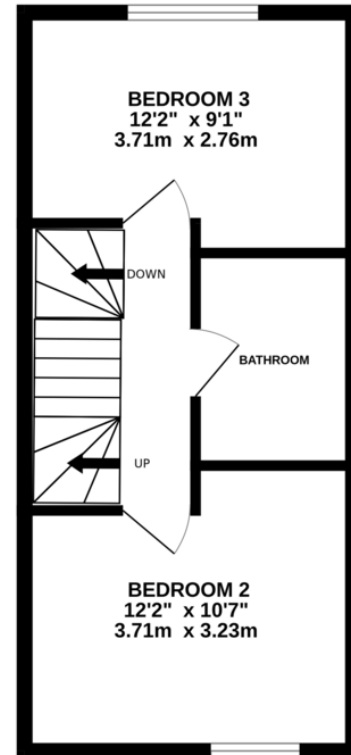
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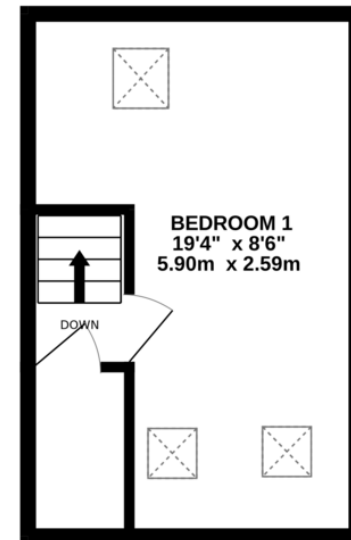
GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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.

Energy Efficiency Rating	
Current	Potential
86	97
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM	

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

Beavis Drive | Little Wratting | CB9 7JA

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£280,000

- NO ONWARD CHAIN
- BATHROOM & WC
- THREE DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- LOVELY QUIET POSITION
- EDGE OF BOYTON PLACE DEVELOPMENT
- MUST BE VIEWED