



£245,000

Amey Close, Little Wratting, Haverhill,  
Suffolk





This charming two bedroom house in Haverhill is situated in the sought-after Boyton Place development. As you approach the property, you are greeted with a driveway that can accommodate two cars, providing ample off-road parking.

Upon entering the house, you are welcomed into an inviting entrance hall, leading to a convenient ground floor cloakroom. The spacious lounge boasts plenty of natural light and offers under stair storage for added functionality. The well-equipped kitchen/diner is a hub of the home, featuring modern appliances and ample space for dining and entertaining.

Moving upstairs, you will find two generously sized double bedrooms, perfect for a growing family or accommodating guests. The modern family bathroom provides a relaxing space to unwind after a long day.

Outside, the property boasts a generous rear garden with a paved patio area, ideal for al fresco dining or enjoying the sunshine. The garden is enclosed by fencing, providing privacy and security for children or pets to play.

In conclusion, this property is perfect for first-time buyers looking to take their first step onto the property ladder, or for investors seeking a rental opportunity. With its stylish interior, convenient location, and spacious outdoor area, this house offers a comfortable and inviting place to call home.









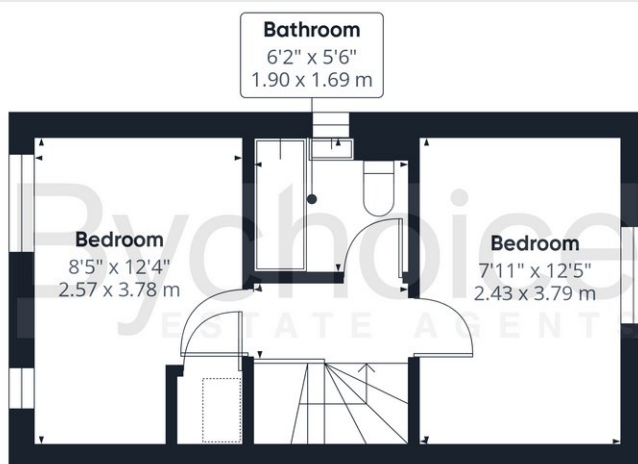








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
560 ft<sup>2</sup>  
52.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax - West Suffolk  
Council - Band B

Tenure – Freehold

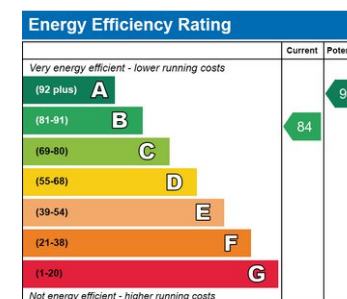
Estate Charge – TBC

Broadband – Openreach, Fibrenest, up to 900mbps (data obtained from Ofcom)

Mobile Coverage – EE, Three, O2,  
Vodafone - 5G available

Utilities – Mains water & drainage, mains electric, gas central heating.

Property Construction – Brick



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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