

Balmforth

Estate Agents, Valuers & Letting Agents



10 Canon Close

Haverhill, CB9 0DP

Price £374,950



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Accommodation comprising

ENTRANCE PORCH

Entrance door. Tiled flooring. Windows to side aspect.

ENTRANCE HALLWAY

Double doors to storage cupboard. Loft access opening to

KITCHEN

9'1 x 8'8 (2.77m x 2.64m)

Recently re-fitted with a range of matching base and wall units with rolled edge work tops. Sink unit with single drainer mixer tap. Plumbing for washing machine. Space for fridge freezer. Fitted eye level electric double oven, built in four ring ceramic hob with extractor fan over. Double glazed window to front aspect.

LOUNGE

15'8 x 15'6 (4.78m x 4.72m)

French doors leading into the conservatory. Feature marble fire place with inset electric fire. Two radiators.

CONSERVATORY

20'5 x 11'6 (6.22m x 3.51m)

Half brick built with the remainder UPVC double glazed. Ceiling fan. Power and light connected. Wood flooring. French doors to the rear garden.

BEDROOM ONE

14'8 x 10'1 (4.47m x 3.07m)

UPVC double glazed window to rear aspect. Radiator.

BEDROOM TWO

10'8 x 10'1 (3.25m x 3.07m)

UPVC double glazed window to front aspect. Radiator. Sliding doors to built in wardrobe.

BEDROOM THREE

12'10 max x 6'6 (3.91m max x 1.98m)

Door leading out into the conservatory.

RE-FITTED SHOWER ROOM

Obscure double glazed window to front aspect. Fitted with a three piece suite comprising double shower cubicle with fitted electric power shower. Vanity wash unit with mixer tap and low level WC.

OUTSIDE

The property enjoys a stunning landscaped south facing rear garden which has been beautifully maintained by the current owner. A generous paved patio lies immediately from the property providing an area for outside entertaining. The remainder of the garden is laid to lawn with borders of flowers and shrubs. Two attractive pathways lead to a further seating area which is covered by a timber pergola, a second pathway leads to a timber decked seating area and further garden shed. Detached workshop and driveway. A workshop with UPVC double glazed window to front aspect and UPVC door leading into the garden. Recently re-laid driveway located at the side of the property providing off street parking for several vehicles.



Road Map



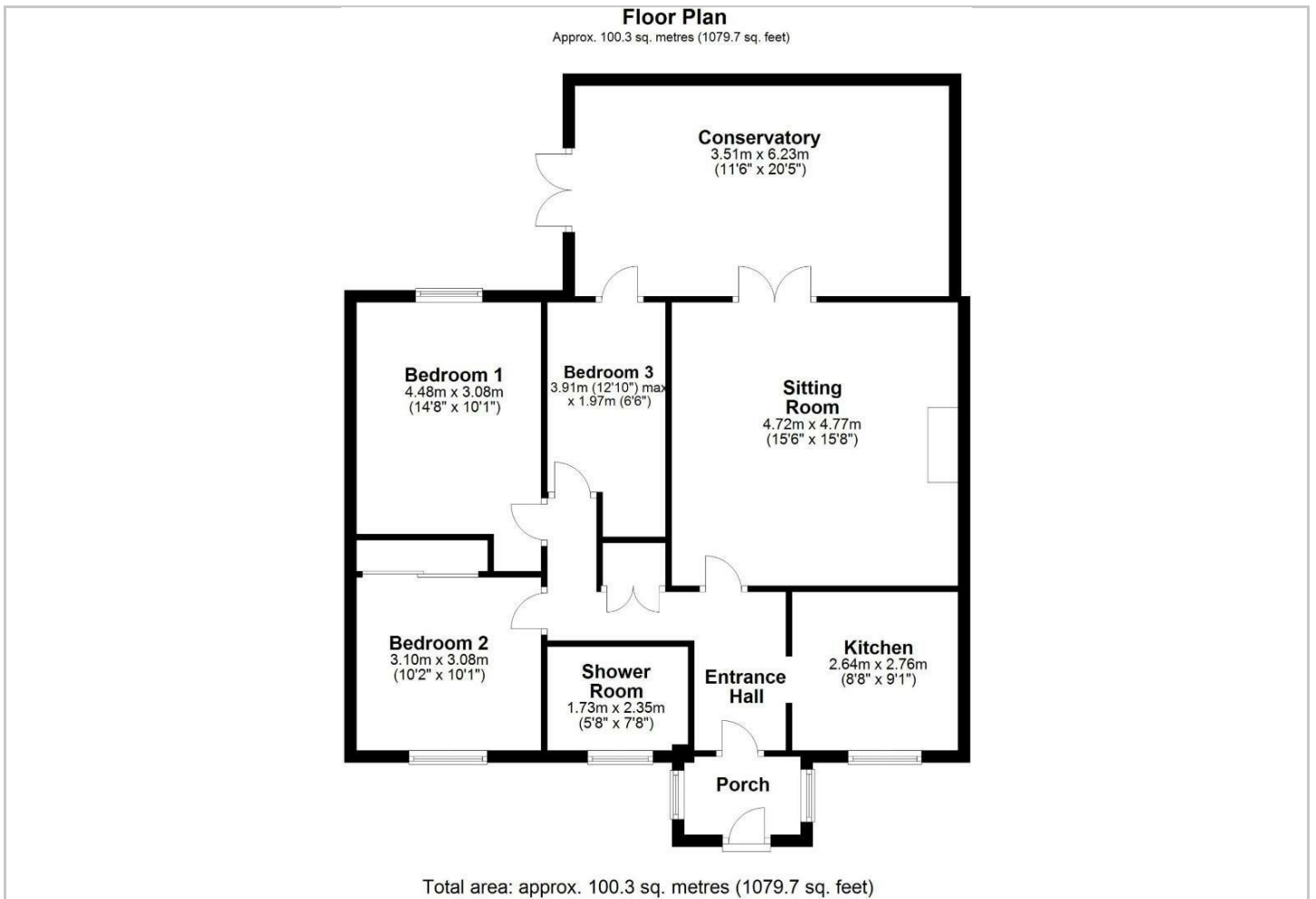
Hybrid Map



Terrain Map



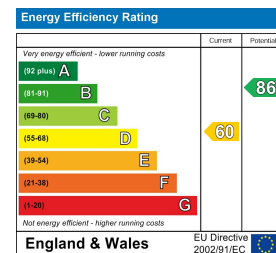
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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