

# Balmforth

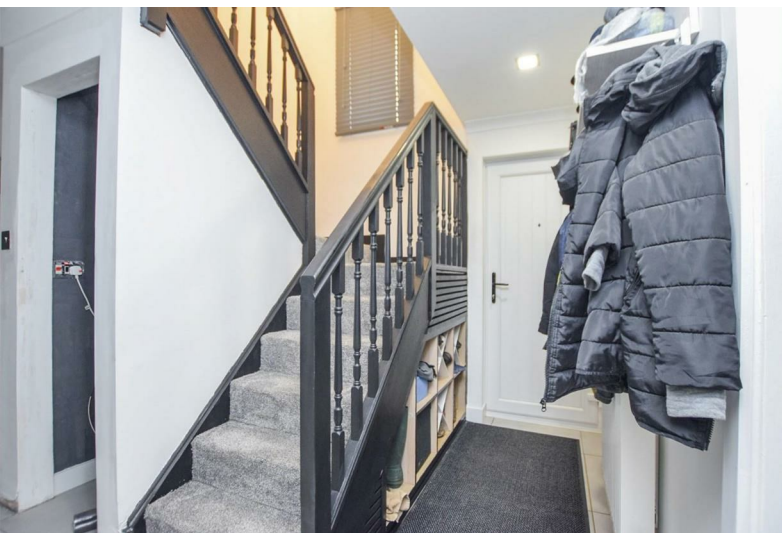
Estate Agents, Valuers & Letting Agents



## 4 Dunster Drive

Haverhill, CB9 9AY

Guide Price £239,995



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## AGENT NOTES

The property has recently had a refitted roof.

UPVC entrance door leading into:

## ENTRANCE HALLWAY

Stairs rising to first floor. Tiled flooring. Radiator. LED inset spotlighting.

## BEDROOM THREE/STUDY

11'5 x 5'10 (3.48m x 1.78m)

UPVC double glazed window to front aspect. Wood effect flooring. Radiator.

## KITCHEN

15'3 max x 10'10 (4.65m max x 3.30m)

UPVC double glazed window to front aspect. Refitted with a range of matching base and wall units with roll edged work surfaces over. Sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Wall mounted Ideal combi boiler. Freestanding gas oven with five ring gas hob and extractor fan over. Tiled flooring. Radiator. Understairs storage cupboard with space for tumble dryer. LED inset spotlighting.

## STORE ROOM/UTILITY

12'5 x 9'8 (3.78m x 2.95m)

Wooden door leading to rear garden. UPVC double glazed window to rear aspect. Power and light connected. Ideal useful storage area being part timber construction with a flat roof.

## LOUNGE

17'9 x 11'5 (5.41m x 3.48m)

Sliding UPVC double glazed doors to rear garden. Wood effect flooring. Radiator. Inset LED spotlighting.

## FIRST FLOOR

### LANDING

UPVC double glazed window to front aspect. Inset LED spotlighting. Storage cupboard.

### BEDROOM ONE

19' x 10'7 reducing to 9'2 (5.79m x 3.23m reducing to 2.79m)

UPVC double glazed window to front aspect. Wood effect flooring. Radiator. Eaves storage. Inset LED spotlighting.

### BEDROOM TWO

10'9 x 9'6 (3.28m x 2.90m)

UPVC double glazed window to rear aspect. Wood effect flooring. Radiator.

### BATHROOM

Refitted with a pea-shaped bath with shower attachment over. Wash hand basin with vanity storage below. Full wall tiles. Obscure double glazed window to side aspect. Mirror with light surround. Heated towel rail. Tiled flooring.

### SEPARATE WC

Obscure double glazed window to front aspect. Low level WC with wash hand basin above. Tiled flooring. Heated towel rail. Full wall tiles.

### OUTSIDE

The front garden is low maintenance laid to blocked paving providing off road parking for 2 vehicles. The fully enclosed rear garden is a good size, fully enclosed by wooden panelled fencing with small paved patio area with the remainder laid to lawn. Wooden garden shed.

Tel: 01440 707976



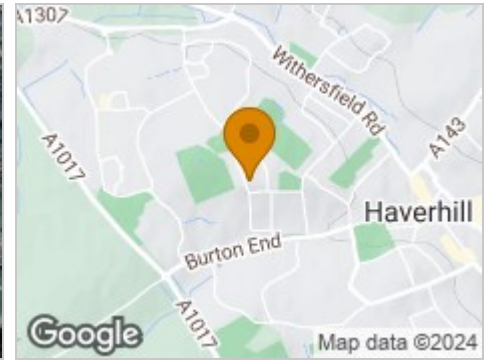
## Road Map



## 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.

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## Energy Efficiency Graph

