

Balmforth

Estate Agents, Valuers & Letting Agents



18 Crispin Close

Haverhill, CB9 9PT

Asking Price £350,000



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Door leading into:

ENTRANCE HALLWAY

Stairs leading to first floor with under-stairs storage cupboard. Doors to:

CLOAKROOM

Fitted with a matching white suite comprising low level WC and wash hand basin with vanity unit below. Heated towel rail. Obscure double glazed window to side aspect.

SITTING ROOM

14'9 x 11'6 (4.50m x 3.51m)

UPVC double glazed patio doors leading out into the rear garden. Flame effect electric fireplace. Two radiators.

DINING ROOM

11'6 x 8'7 (3.51m x 2.62m)

UPVC double glazed window to front aspect with views over the green. Radiator.

STUDY

8'7 x 6'7 (2.62m x 2.01m)

UPVC double glazed window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM

16'9 x 8'7 (5.11m x 2.62m)

UPVC double glazed window to rear aspect and door leading out to the rear garden. Fitted with a range of matching base and wall units with work surfaces over. Built in eye level oven and grill. Four ring gas hob with extractor hood over. Inset sink and drainer. Space and plumbing for washing machine and dishwasher. Radiator.

FIRST FLOOR

LANDING

Access to loft space. Airing cupboard. Radiator. Doors to:

BEDROOM ONE

12'12 x 9'6 (3.66m x 2.90m)

UPVC double glazed window to rear aspect. Radiator. Door to:

EN-SUITE

Obscure UPVC double glazed window to side aspect. Fitted with a matching white suite comprising shower cubicle with shower over. Low level WC and hand wash basin with vanity unit below. Heated towel rail.

BEDROOM TWO

12'9 x 8'5 (3.89m x 2.57m)

UPVC double glazed window to front aspect. Radiator.

BEDROOM THREE

10'7 x 7'6 (3.23m x 2.29m)

UPVC double glazed window to front aspect. Radiator.

BEDROOM FOUR

8'5 x 8'2 (2.57m x 2.49m)

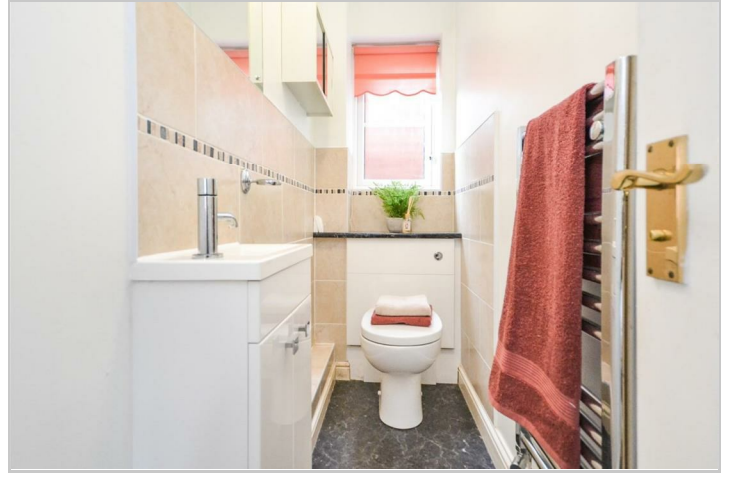
UPVC double glazed window to rear aspect. Radiator.

BATHROOM

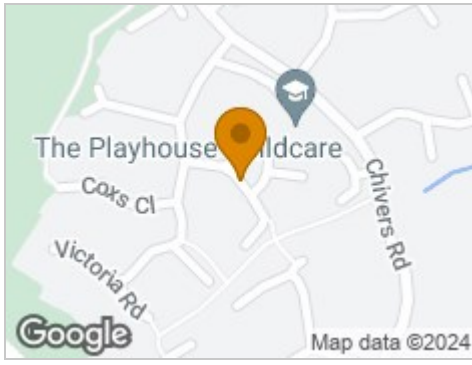
Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising side panelled bath with thermostatic shower over. Concealed cistern WC and wash hand basin with vanity unit below. Tiled splashback. Heated towel rail.

OUTSIDE

The property enjoys being tucked away at the end of a peaceful cul-de-sac with a mature green fronting the property. There is a driveway which leads to the garage with off street parking for several vehicles. The rear garden is well established with mature shrubs, trees and flower borders. The garden is predominately laid to lawn with a small patio area. Greenhouse. Pedestrian access to the garage.



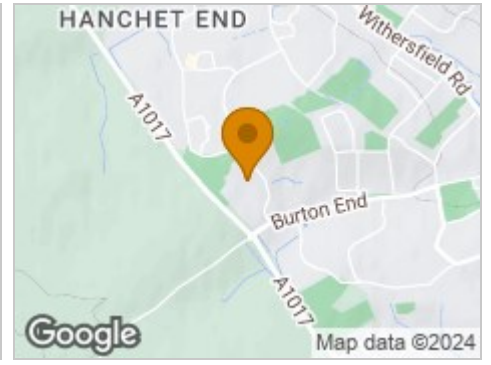
Road Map



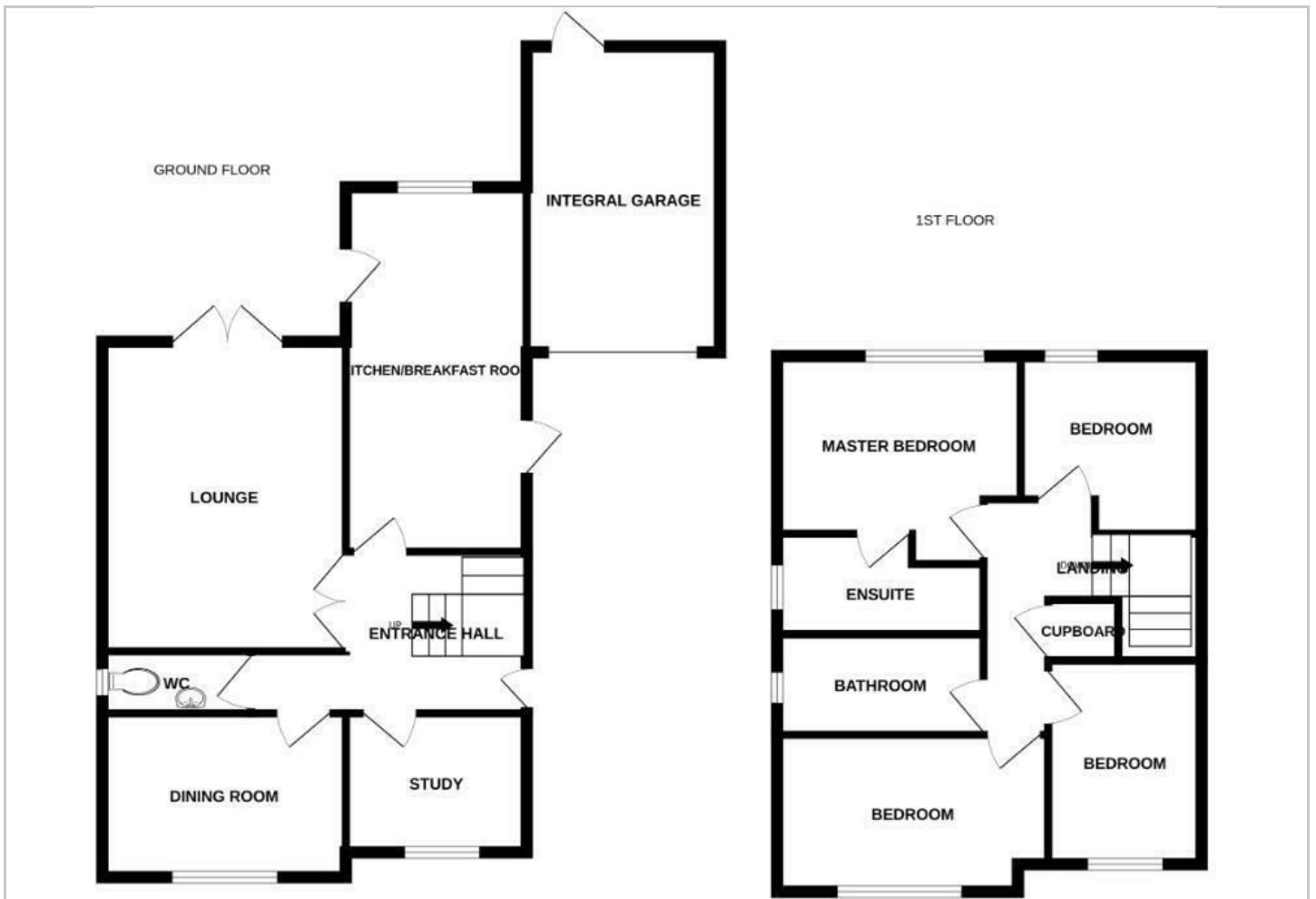
Hybrid Map



Terrain Map



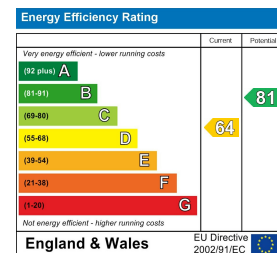
Floor Plan



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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