

# Balmforth

Estate Agents, Valuers & Letting Agents



## 15 Covehite Court

Haverhill, CB9 8NE

Guide Price £239,995



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## ENTRANCE HALL

Entrance doorway, stairs rising to the first floor and door to lounge.

## LOUNGE

15'8 x 12'9 (4.78m x 3.89m)

Door to entrance hallway, door to kitchen and sliding UPVC doors leading to the dining room.

## KITCHEN

12'5 x 9'6 (3.78m x 2.90m)

UPVC double glazed window to front aspect. Recently re-fitted with a range of matching base and wall units with work surfaces over. Inset sink and drainer. Two built in eye level ovens. Gas ring hob with extractor canopy over. Space for free standing dishwasher.

## UTILITY AREA

9'6 x 5'6 (2.90m x 1.68m)

Wall mounted gas boiler. Space and plumbing for appliances.

## DINING ROOM

19'4 x 9'2 (5.89m x 2.79m)

UPVC window and door leading out into the rear garden.

## LANDING

Airing cupboard. Further storage cupboard. UPVC double glazed window to front aspect. Door to

## BEDROOM

12'9 x 8'2 (3.89m x 2.49m)

UPVC double glazed window to rear aspect. Radiator.

## BEDROOM

12'9 x 8'6 (3.89m x 2.59m)

UPVC double glazed window to rear aspect. Radiator. Fitted shelves and hanging rail.

## BEDROOM

10' x 6'10 (3.05m x 2.08m)

UPVC double glazed window to rear aspect. Radiator.

## FAMILY BATHROOM

Obscure double glazed window to front aspect. Fitted with matching white suite comprising side panelled bath with shower over and wash hand basin.

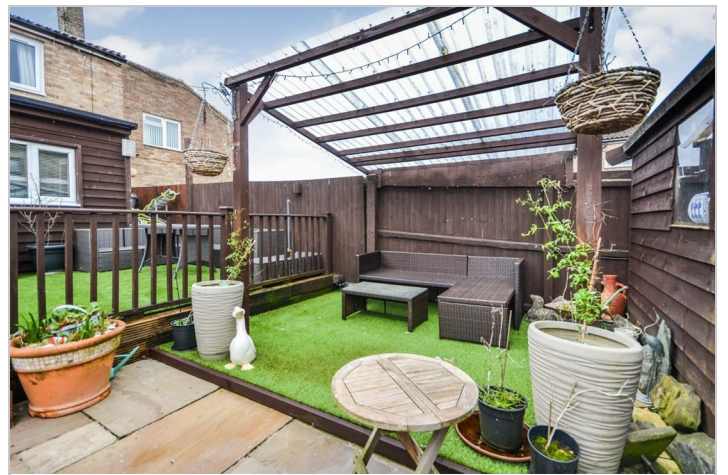
## SEPARATE WC

Obscure double glazed window to front aspect. Fitted with a WC.

## OUTSIDE

The front of the property is low maintenance, mainly laid to gravel with picket fence to boundaries and door to utility and entrance hallway.

The rear garden is enclosed by fencing and has rear gated access. The property has an immediate decked area, ideal for outside entertaining with steps down leading to the remainder of the garden, mainly laid to flood stain paving and covered seating area. Small wooden shed (to remain).



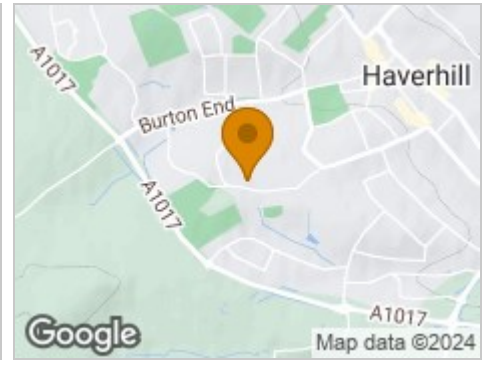
## Road Map



## Hybrid Map



## Terrain Map



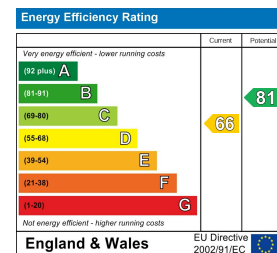
## Floor Plan



## 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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