

# Balmforth

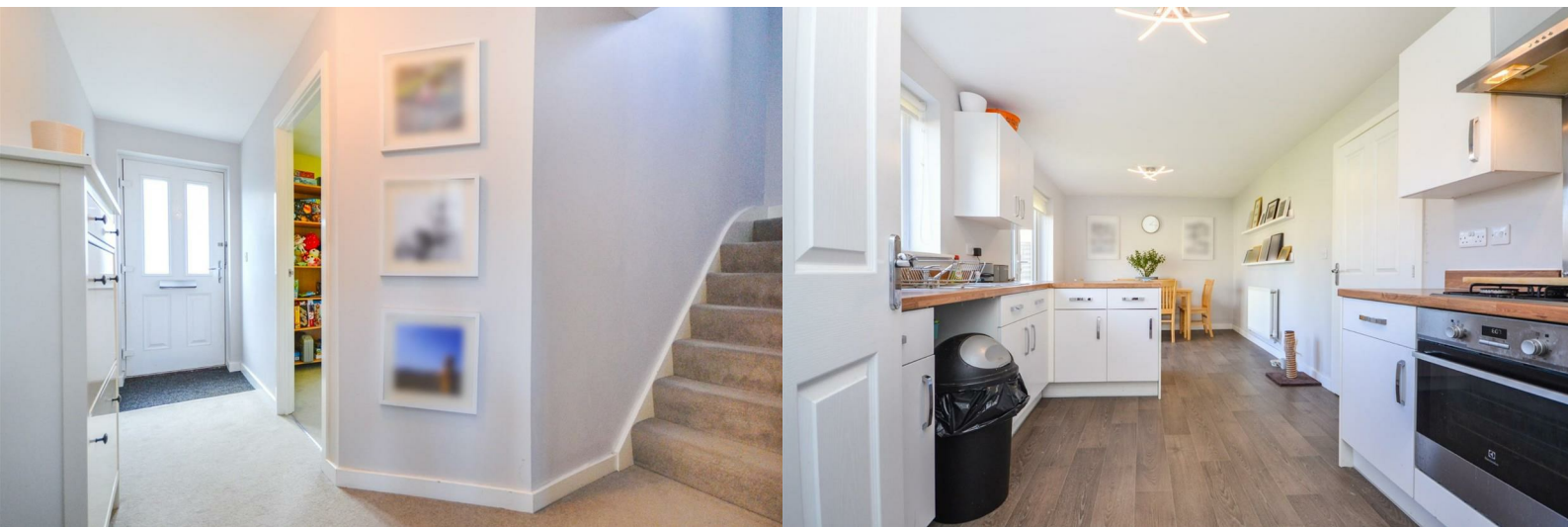
Estate Agents, Valuers & Letting Agents



## 4 Anne Sucklings Lane

Haverhill, CB9 7TA

Guide Price £425,000



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UPVC entrance door leading to:

## ENTRANCE HALLWAY

Stairs rising to first floor and door to:

## SITTING ROOM

13'6 x 10'10 (4.11m x 3.30m)

UPVC double glazed window to front aspect. Half wood panelling to one wall. Radiator.

## STUDY

10'10 x 9'11 (3.30m x 3.02m)

UPVC double glazed window to front aspect. Radiator.

## KITCHEN/BREAKFAST ROOM

20'3 x 9'6 (6.17m x 2.90m)

UPVC double glazed window to rear aspect and French doors leading out to the rear garden. Fitted with a range of matching base and wall units with work surfaces over. Built in electric oven and gas hob with canopy over. Wood effect flooring. Radiator. Stainless steel sink and drainer with mixer tap over. Space for freestanding fridge freezer. Door to:

## UTILITY AREA

6'2 x 5'3 (1.88m x 1.60m)

UPVC double glazed door leading out to the rear garden. Fitted with a range of base units with work surfaces over. Space and plumbing for washing machine. Door to:

## CLOAKROOM

Fitted with a matching white suite comprising low level WC and wash hand basin. Radiator.

## FIRST FLOOR

## LANDING

Access to loft space. Airing cupboard. Doors to:

## BEDROOM ONE

12'12 x 11'4 (3.66m x 3.45m)

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

## EN-SUITE

UPVC double glazed window to rear aspect. Fitted with a matching white suite comprising shower cubicle with shower over, low level WC and wash hand basin. Radiator.

## BEDROOM TWO

12'12 x 11'5 (3.66m x 3.48m)

UPVC double glazed window to front aspect. Radiator.

## BEDROOM THREE

9'10 x 9'2 (3.00m x 2.79m)

UPVC double glazed window to front aspect. Radiator.

## BEDROOM FOUR

8'2 x 7'7 (2.49m x 2.31m)

UPVC double glazed window to front aspect. Radiator.

## BATHROOM

8'3 x 6'5 (2.51m x 1.96m)

Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising low level WC, wash hand basin and side panelled bath with electric shower over. Wood effect flooring. Extractor fan. Radiator.

## OUTSIDE

The property enjoys fronting a small green and has blocked paved at the side of the property providing off street parking for 2 vehicles. Side gated access leads to the larger than average fully enclosed rear garden with is mainly laid to lawn and wooden garden shed.

Tel: 01440 707976



## Road Map



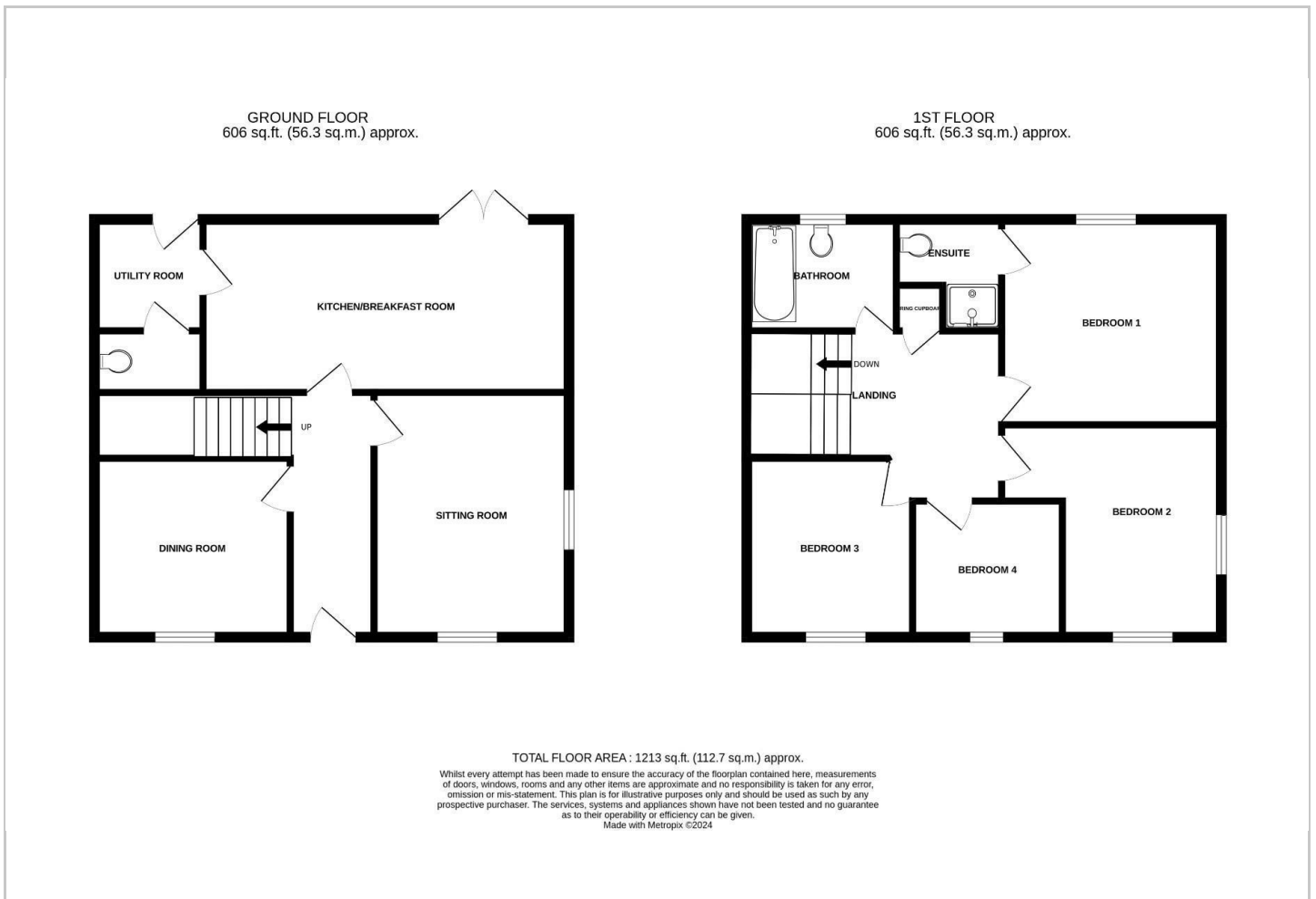
## Hybrid Map



## Terrain Map



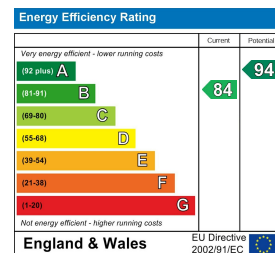
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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