

# Balmforth

Estate Agents, Valuers & Letting Agents



## 11 Pearmain Walk

Haverhill, CB9 9QS

Offers In The Region Of £270,000



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## ENTRANCE HALLWAY

Entrance porch, with stairs leading to upstairs and entrance to-

leading to OFF STREET PARKING FOR 2 AT REAR OF PROPERTY, garden laid with grass and patio.

## KITCHEN

Modern kitchen fitted with integrated appliances. Stainless steel sink with built in draining board. UPVC double glazed window to front aspect. LED Spotlights.

## LIVING/DINING ROOM

Spacious and bright living and dining area, under stairs storage cupboard, double french doors to -

## CONSERVATORY

Fully double glazed, dual light aspect, door to-

## UPSTAIRS LANDING

Bright, spacious landing with doors leading to-

## BEDROOM 3/STUDY

Single bedroom currently used as a study

## MASTER BEDROOM

Built in wardrobe. Window over looking well maintained rear of property.

## BEDROOM 2

Bright, airy room with panelling wall feature

## FAMILY BATHROOM

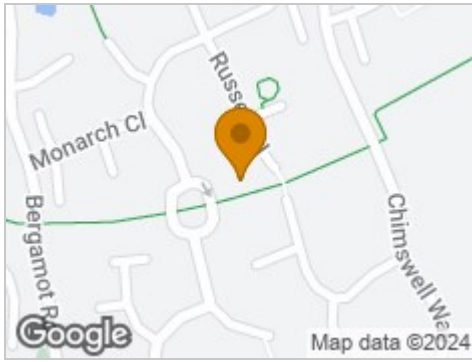
Fully tiled shower and bath cubicle. Matching fitted suite with obscured window.

## GARDEN

Rear outside shed for storage, rear access by gate



## Road Map



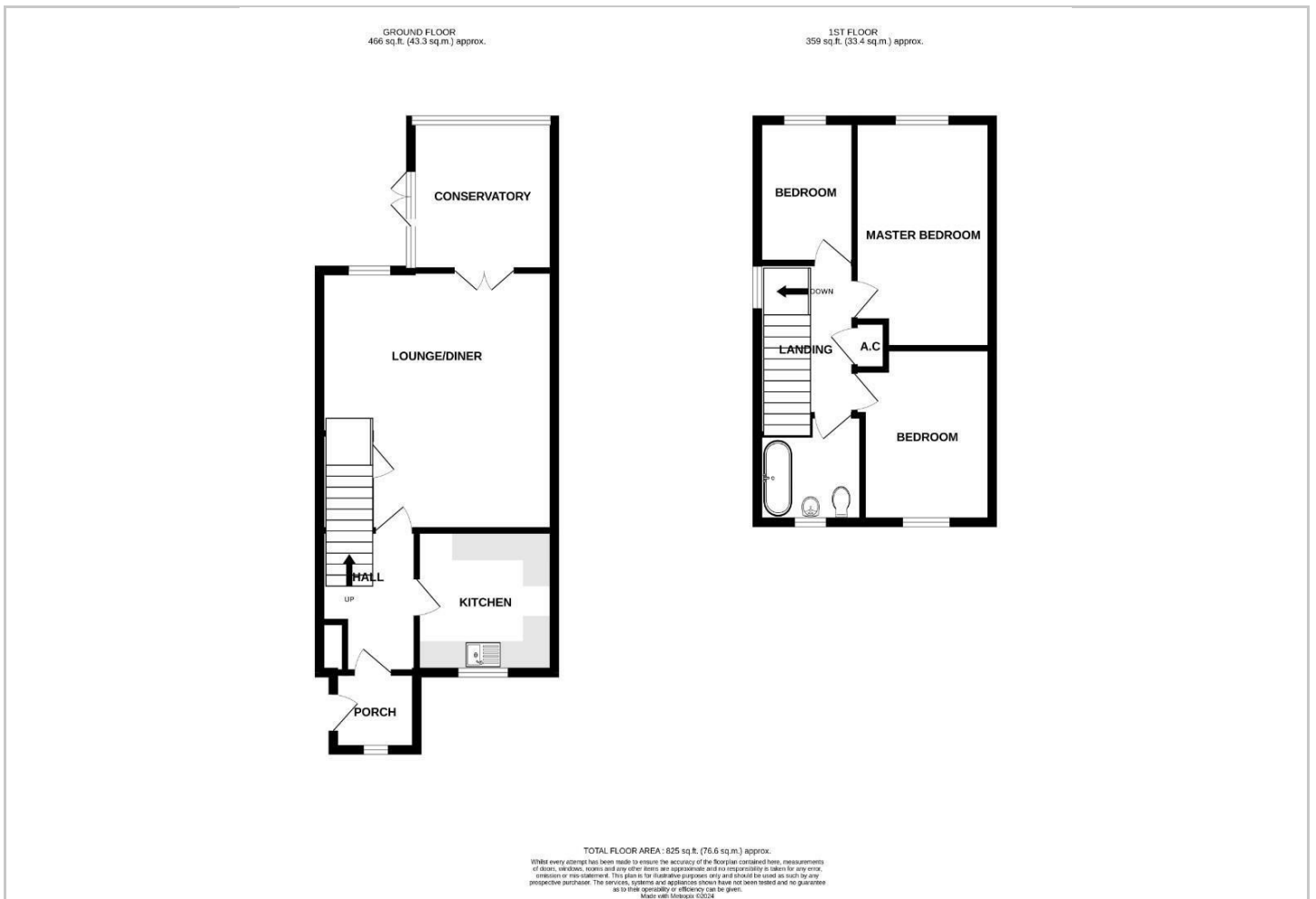
## Hybrid Map



## Terrain Map



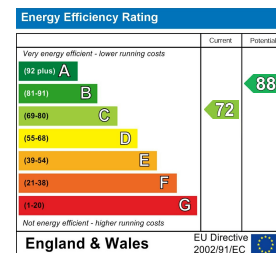
## Floor Plan



## 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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