

# Balmforth

Estate Agents, Valuers & Letting Agents



## 30 Stockley Close

Haverhill, CB9 0NB

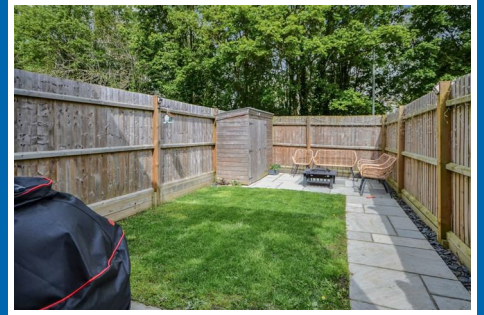
Offers In Excess Of £240,000



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## LIVING ROOM

13 x 15 (3.96m x 4.57m)

As you enter the property you are welcomed into this bright living room. Integrated electric with immediate wiring to television. Radiator. Exceptional carpeting throughout. 'NEST' heating system. Entrance to-

## KITCHEN/DINER

13 x 8 (3.96m x 2.44m)

Newly re-fitted kitchen with integrated appliances including dishwasher, electric oven, electric hob and stainless steel sink with the added benefit of a water softener. Marble work tops. Breakfast bar. Door to under stairs cupboard housing the gas boiler which has been regularly serviced.

## LANDING

6 x 6 (1.83m x 1.83m)

Spacious landing hosting airing cupboard which homes the immersion tank. Access to-

## FAMILY BATHROOM

6 x 6 (1.83m x 1.83m)

Immaculately updated family bathroom with heated towel rail and mirror. Soft flow water taps and the added luxury of a shower with rainfall head and body jets. Tiled throughout so great for families with easy maintenance.

## BEDROOM TWO

10 x 7 (3.05m x 2.13m)

Over looking the neat rear of property. This room hosts a great space with plenty of light. Radiator.

## BEDROOM ONE

13 x 12 (3.96m x 3.66m)

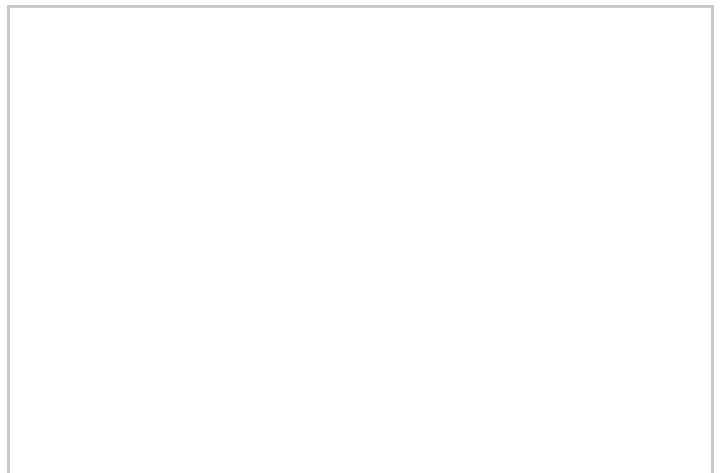
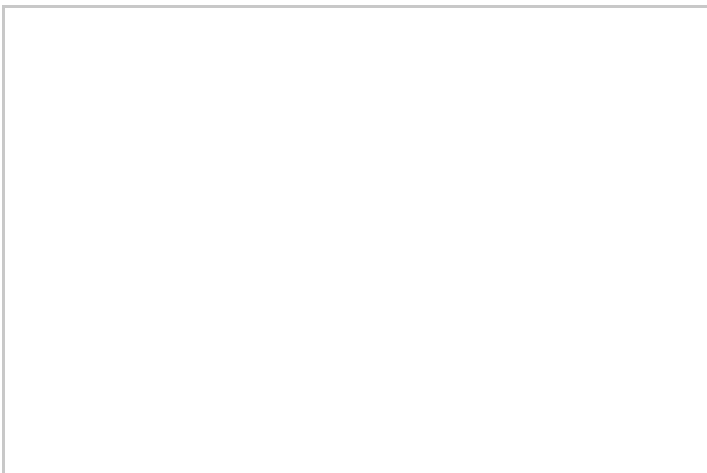
Main bedroom, comfortably hosting a double bed. Dual aspect light from windows. Dimmable lights. Deep above stairs cupboard currently used as wardrobe space. Radiator.

## OUTSIDE

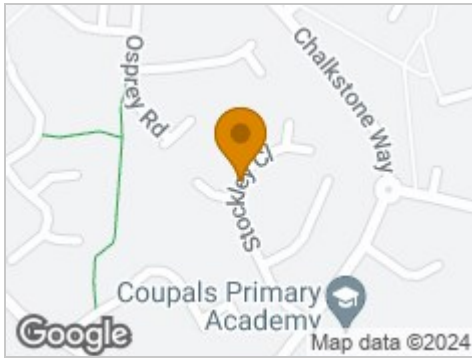
Garden laid with patio path to patio hosting area. Rest laid to grass. Fully re-fenced recently. A great space for hosting with only neighbours on one side and a well landscaped garden so every inch is optimised. Side gate access to passage way.

## PARKING

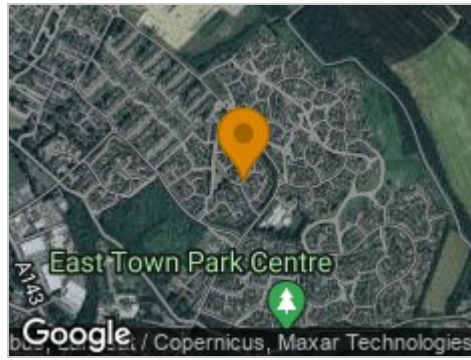
Parking is situated off road to the front of this property. With heightened safety as located at the end of the cul-de-sac. There is a designated parking space available to 1/2 cars depending on size with additional visitor parking available.



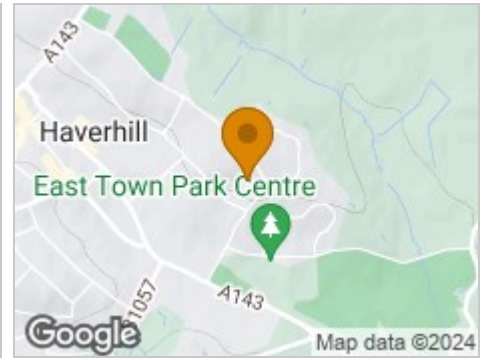
## Road Map



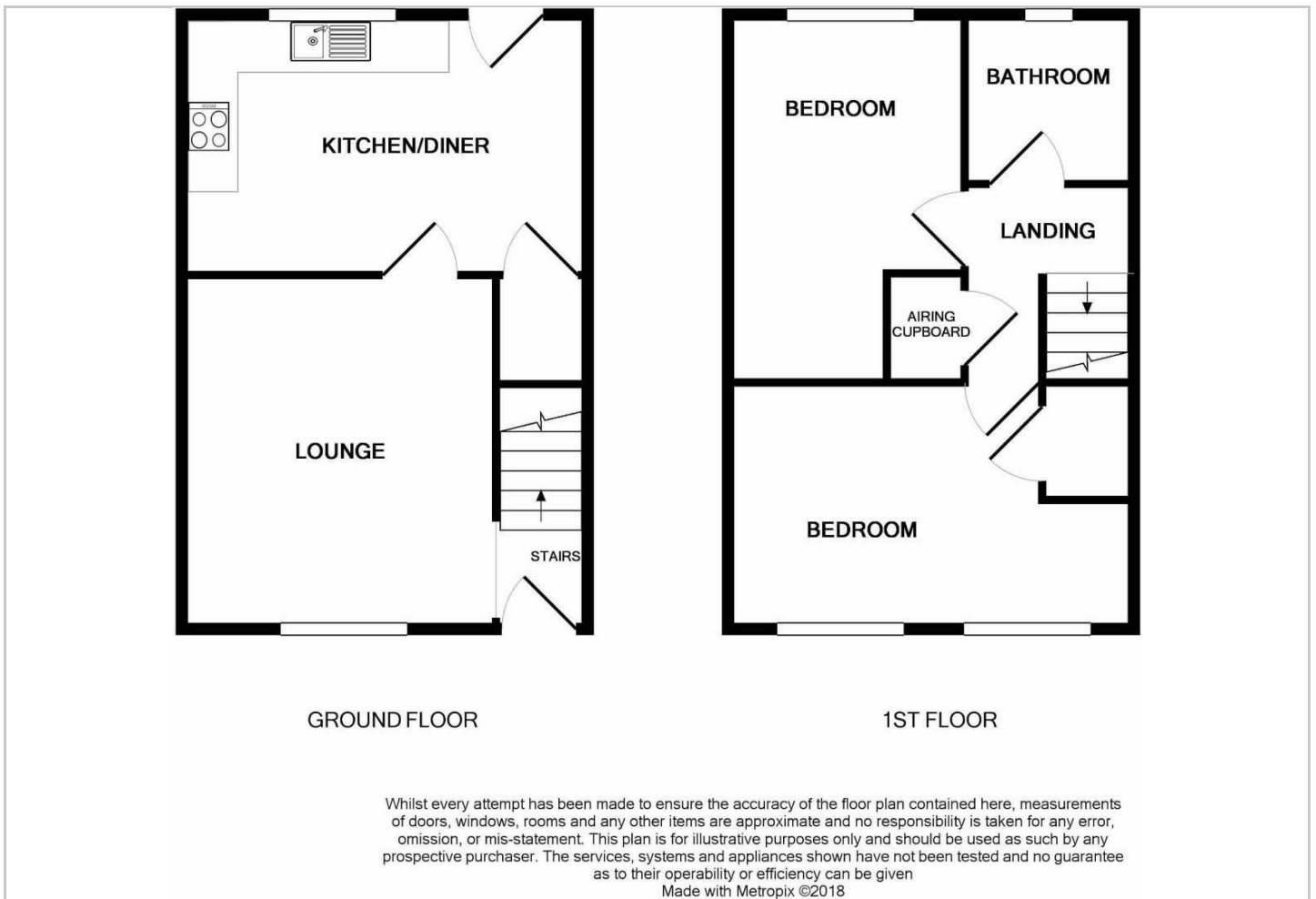
## Hybrid Map



## Terrain Map



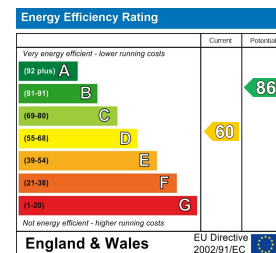
## Floor Plan



## 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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