

Balmforth

Estate Agents, Valuers & Letting Agents



100 Withersfield Road

Haverhill, CB9 9HE

Guide Price £240,000



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ENTRANCE HALLWAY

Once entering the exterior gate to the property which is set back behind a welcoming front garden you enter to the hallway of this wonderfully presented recently modernised home.

LIVING ROOM

12 ft x 14 ft (3.66m ft x 4.27m ft)

A charming living room featuring the feature fire place (not in use) and a large bay window with radiator and soft touch carpet. Fitted shutters recently installed (will remain)

DINING ROOM

13 x 10 (3.96m x 3.05m)

Another charming family room, currently used as dining room, with a window overlooking the immaculate garden and original fireplace (not in use)

KITCHEN

10 x 8 (3.05m x 2.44m)

This delightful kitchen with a fitted electric oven and hob as well as a sink and drainer basin. Integrated fridge, freezer and extractor fan. Access to garden. Door to-

UTILITY ROOM / WC

8 x 4 (2.44m x 1.22m)

Practical space with plumbing for both washer and dryer (to remain) and recently re-fitted 'combi' boiler. Door to downstairs w/c with basin and small cloakroom cupboard. Two obscured windows.

LOWER FLOOR

13 x 12 (3.96m x 3.66m)

Generous space with window and radiator, currently used as larger dining room. However great potential to be study/gym space.

MASTER BEDROOM

12 x 13 (3.66m x 3.96m)

Dual aspect bedroom with generous bedroom space. Access to loft. Radiators and original fireplace (not in use) as warming focal point to room. Window shutters to remain. Access to loft.

BEDROOM TWO

13 x 10 (3.96m x 3.05m)

This cosy second bedroom provides a bright airy space with immediate access to-

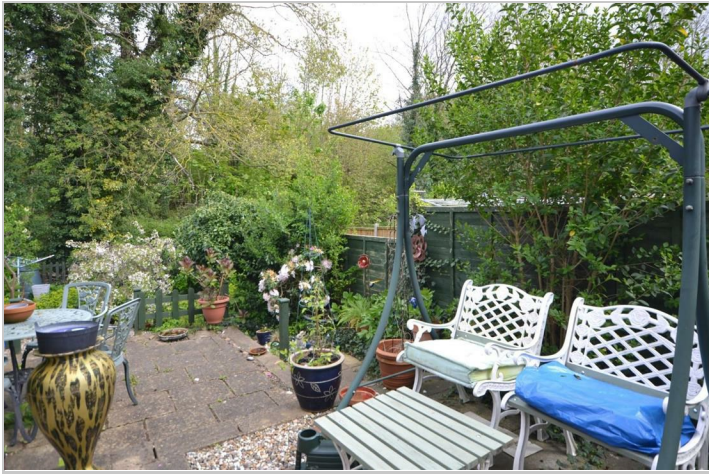
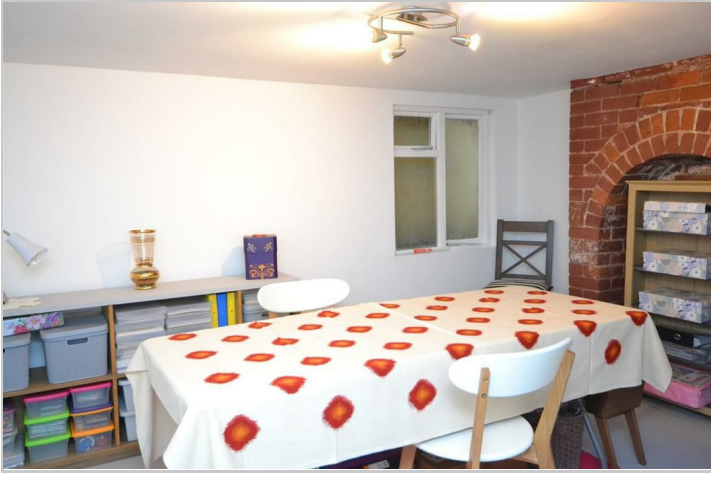
FAMILY BATHROOM

10 x 8 (3.05m x 2.44m)

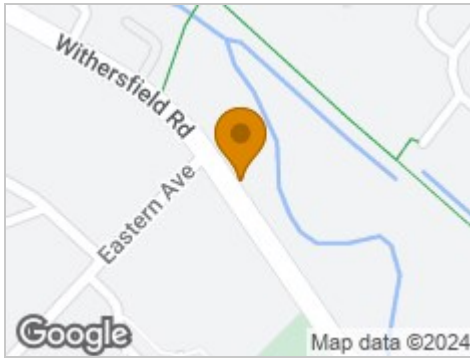
Clear window overlooking private garden ensures a relaxing feel to the room. Fitted with matching beige suite with 'gold look' details on bath, basin and wc. Plumbing potential to add a shower. Extractor fan.

OUTSIDE

Well maintained garden, currently in blossom. Laid to patio and mature shrubs. With side gate access to passage leading to front of property.



Road Map



Hybrid Map



Terrain Map



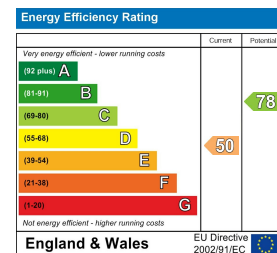
Floor Plan



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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