

# 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-

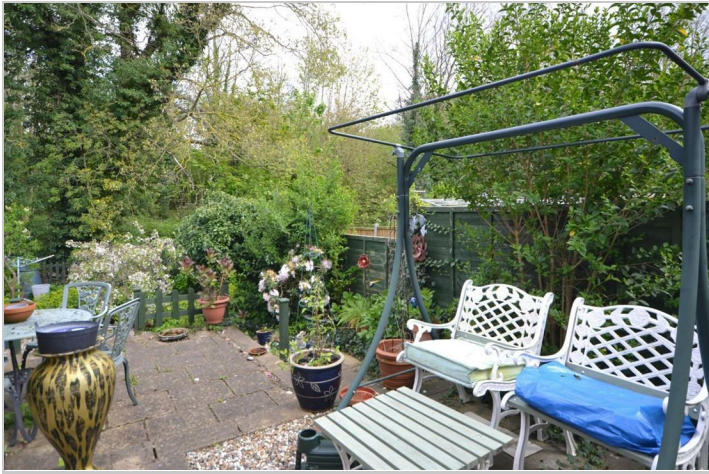
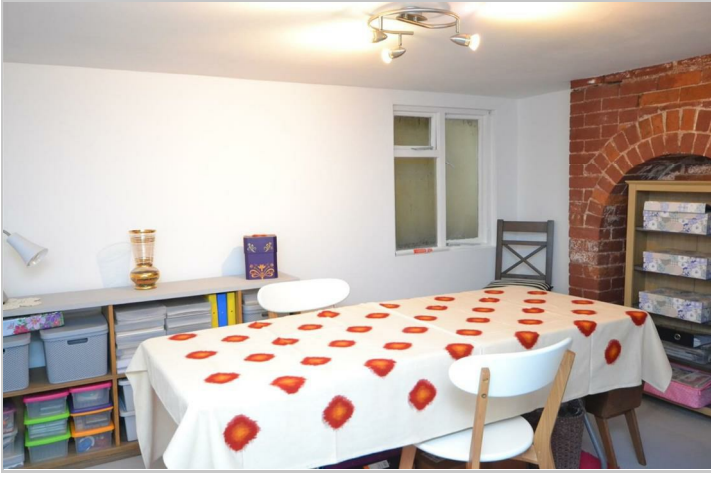
## FAMILY BATHROOM

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.

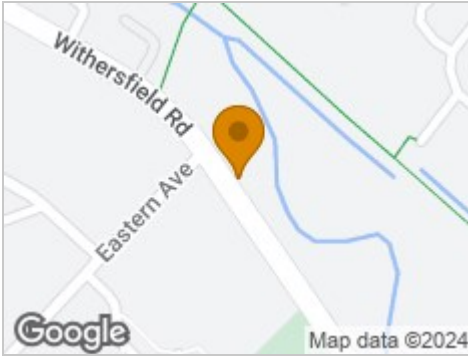
## OUTSIDE

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



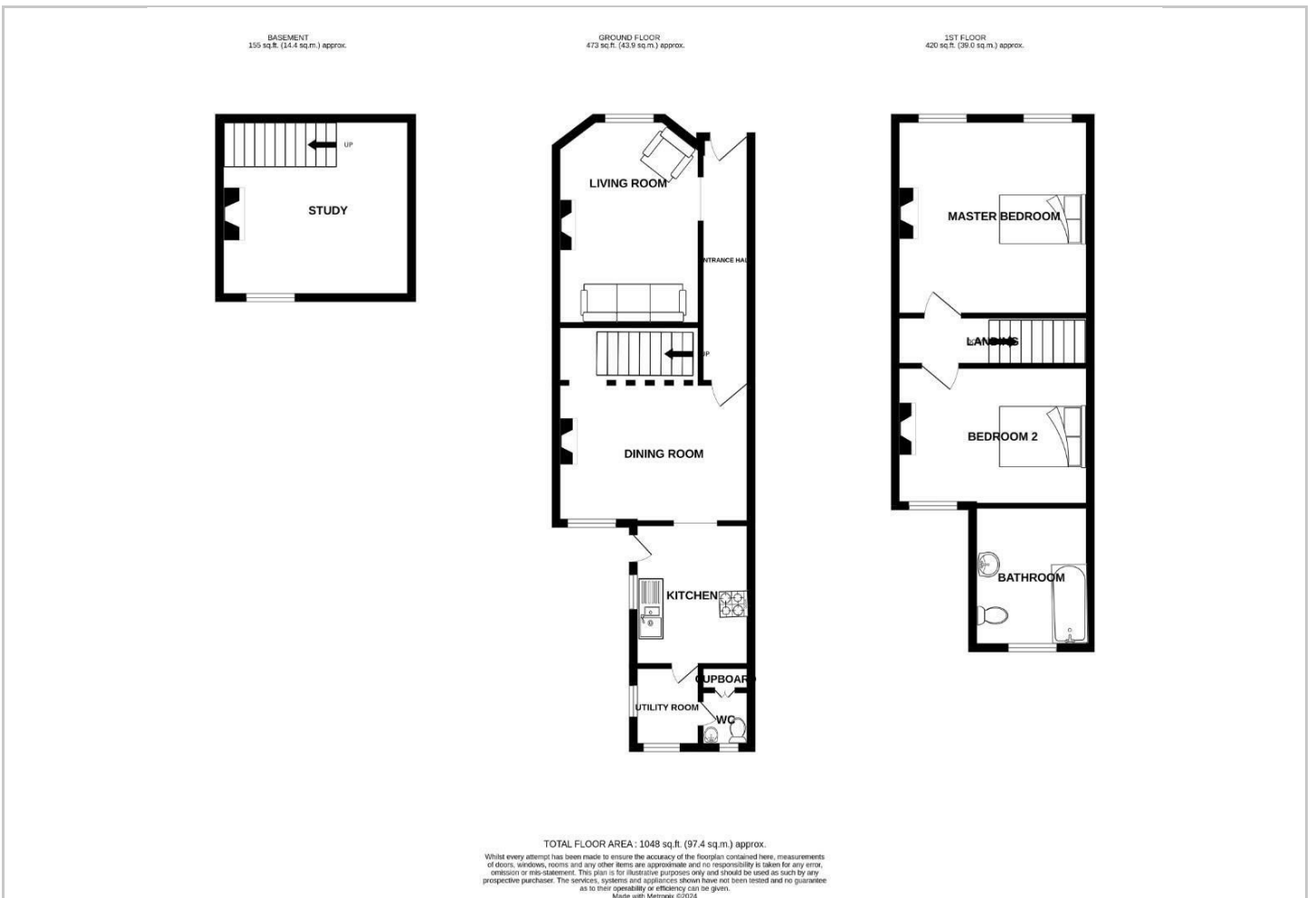
## Hybrid Map



## Terrain Map



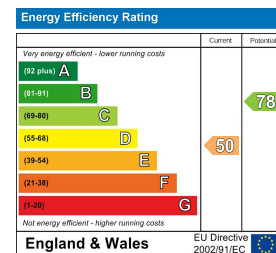
## Floor Plan



## 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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