

# Balmforth

Estate Agents, Valuers & Letting Agents



## 7 Bailey Close

Haverhill, CB9 0LH

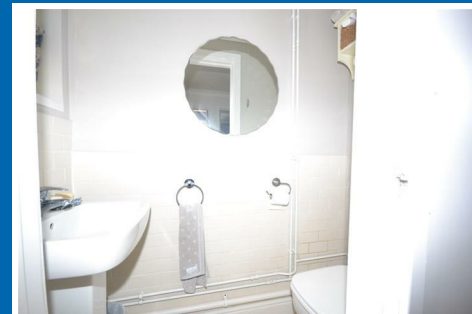
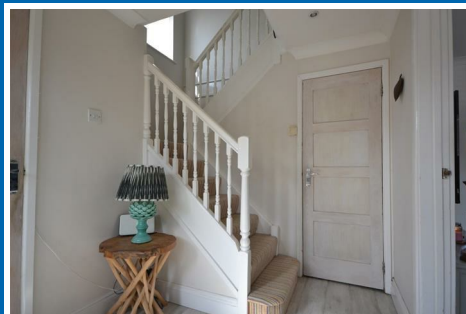
Guide Price £350,000



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## GROUND FLOOR

### Entrance Hall

Radiator. Under-stairs storage cupboard. Door to-

### WC

Window. Fitted two piece suite. Tiled splashbacks. Radiator. Floor laid to tiles.

### Living/Dining Room

22'0" x 12'2" (6.72 x 3.72)

Window to front. Radiators. Wood effect flooring. French doors with immediate access to garden, also providing dual aspect lighting. Spotlights. Sliding door to-

### Kitchen

11'3" x 9'11" (3.43 x 3.04)

Immaculate grey fitted kitchen suite. Integrated appliances including fridge/freezer, dishwasher, washing machine, electric fan oven, hob, over head fan. Rounded edge worktops. Ceramic sink unit with drainer board. Floor laid to tiles. Spotlights. Windows.

## FIRST FLOOR

### Landing

Window. Carpet flooring. Access to airing cupboard.

### Bedroom four

6'0" x 9'3" (1.84 x 2.83)

Window to front. Radiator. Carpet flooring.

### Bedroom three

9'11" x 6'4" (3.04 x 1.94)

Window to rear. Radiator. Carpet flooring.

### Bedroom two

12'8" x 8'9" (3.88 x 2.68)

Window. Radiator. Carpet flooring. Double room.

### Master bedroom

8'11" x 12'6" (2.74 x 3.83)

Window. Radiator. Carpet flooring. Double room.

### Bathroom

5'11" x 6'4" (1.81 x 1.94)

Fitted three piece suite including panelled bath with mixer tap, hand basin and WC. Splashback tiles. Obscured window. Tiled flooring. Radiator.

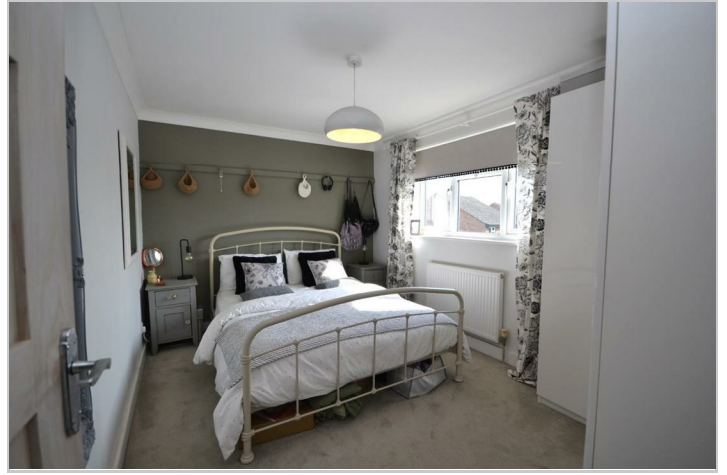
### Outside

Laid mostly to grass. Array of flowers and shrubs well maintained. Pergola situated in corner of garden providing an excellent hosting space. Timber decking at left of property leading to rear pedestrian access of converted garage space. Concrete patch immediately in front of house with plans to add a conservatory, however could be used as patio area.

### Gargage

Single garage where car entrance door has been changed to window, however could be converted back to get full use of garage space back. Power and light connected. To the front of property there is a concrete drive accommodating off road parking for 2/3 cars.

Tel: 01440 707976



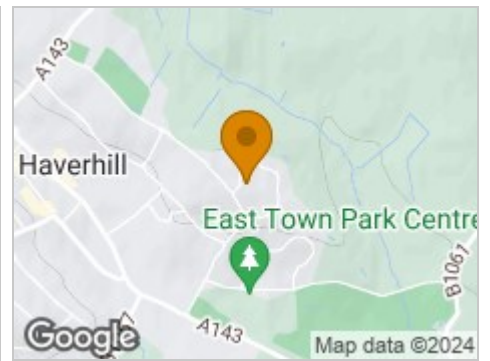
### Road Map



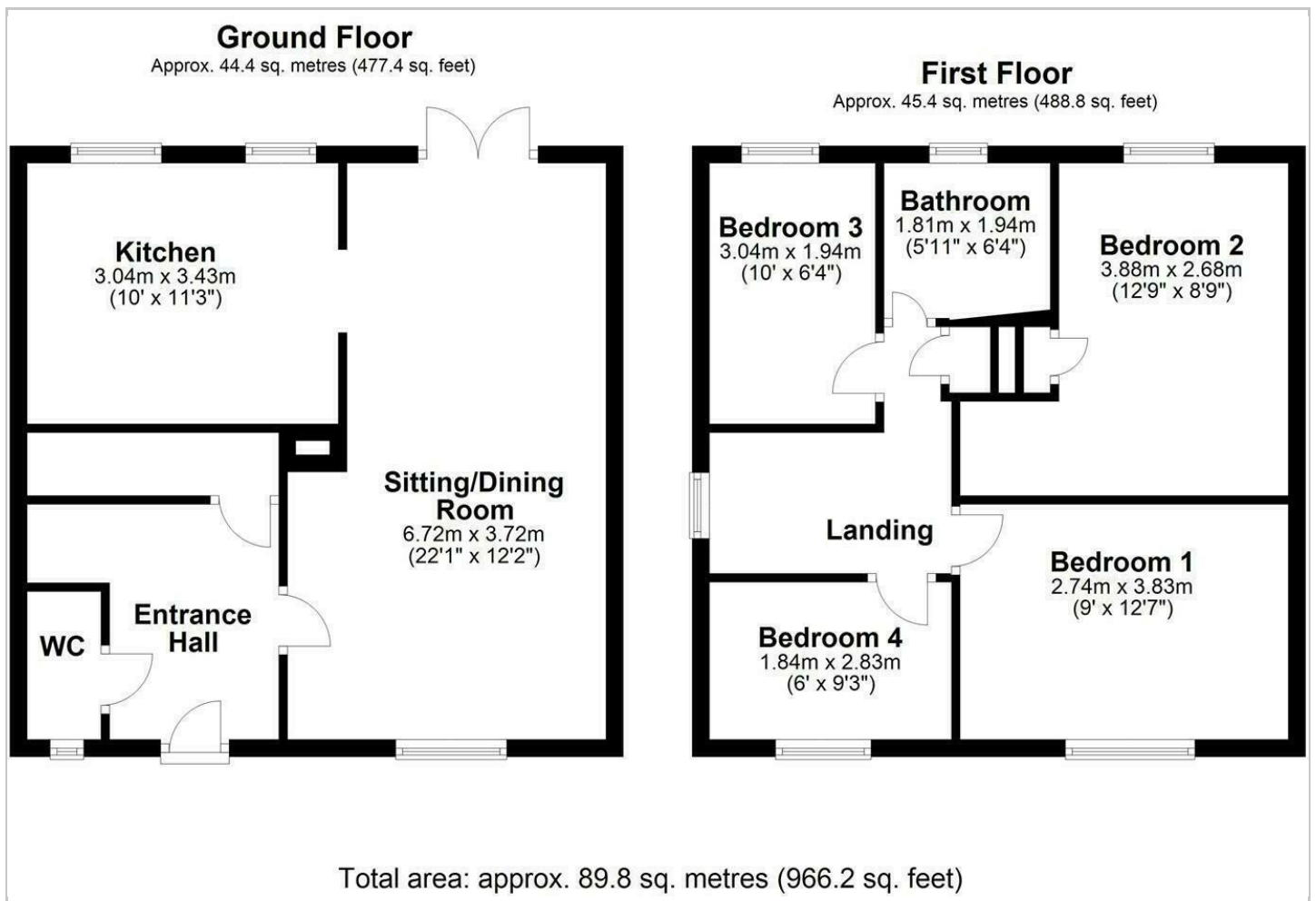
### Hybrid Map



### Terrain Map



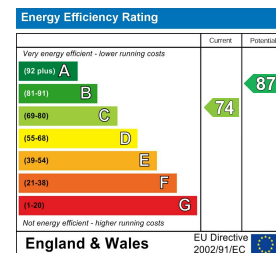
### Floor Plan



### 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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