

Balmforth

Estate Agents, Valuers & Letting Agents



Green Acre Church Lane

Haverhill, CB9 7TL

Guide Price £525,000



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ENTRANCE HALLWAY

Wood effect flooring. Inset ceiling spotlights. Radiator. Cloakroom cupboard. Cupboard housing immersion tank. Access to loft. Door to-

LIVING ROOM

15'3" x 13'1" (4.67 x 4)

Large window with fitted slat blinds. Carpet flooring. Recently installed multi-fuel burner. Radiator.

KITCHEN/DINER

10'5" x 18'5" (3.2 x 5.63)

Modern fully equipped kitchen inclusive of integrated dishwasher, electric 'Bosch' hob, extractor fan, integrated 'Bosch' oven/grill, integrated fridge/freezer. All cupboards and drawers 'soft close'. Open plan layout, happily accommodates a family size dining space. Wood effect flooring. Radiator. Sliding French doors to-

CONSERVATORY

9'3" x 24'8" (2.83 x 7.53)

Fully double glazed with fitted slat blinds. Half brick. Polycarbonate roof. Radiator. Two dimmable wall lights. Panoramic views of garden and landscape. Wood effect flooring. Door to rear garden.

FAMILY BATHROOM

8'0" x 6'9" (2.45 x 2.07)

Tiled walls. Obscured window. Fitted blinds. Mirror with 'LED' light. Rainfall shower head. Bath unit. Glass shower screen. Heated towel rail. White w/c and sink with storage cupboards. Lino flooring.

BEDROOM TWO

10'0" x 12'6" (3.05 x 3.83)

Double room, built in wardrobe with internal shelving, Window to front. Carpet flooring. Radiator.

BEDROOM THREE

10'0" x 9'0" (3.06 x 2.75)

Currently used as study. Walk in wardrobe with fitted shelving. Radiator. Carpet flooring. Window to front.

MASTER BEDROOM

12'6" x 10'5" (3.82 x 3.18)

Generous sized double bedroom, with exclusive views to rear of property. Radiator. Carpet flooring. Door to walk in wardrobe with fitted shelving and rails. Door then through to en-suite.

ENSUITE

4'9" x 5'1" (1.46 x 1.57)

Double shower cubicle with rainfall shower head. Fitted w/c and sink matching unit. Heated towel rail. Lino flooring. Obscured window. Spotlights. Extractor fan.

GARDEN

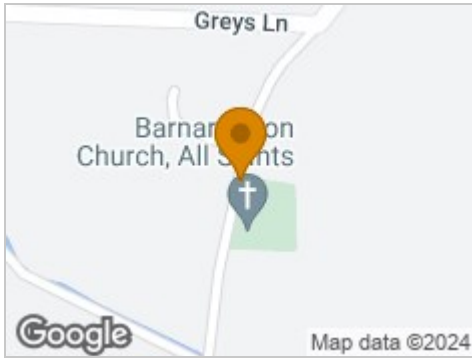
Two side gates leading to front of property. Patio area. Small wooden shed. Rest of property laid to grass. Shrub garden boarder with extensive views to open countryside landscape. Grass and patio wraps around property to area where recently replaced oil tank is stored. To the front of property there is an 'in and out' driveway with grass and flower plot. Mature shrubs. External electric power point. Up and over door into linked garage. Views of local parish church. Parking for several vehicles.

BARNARDISTON

Is a pleasantly small rural village hosting a Parish Church and extensive countryside landscapes. Hundon village, Clare and Haverhill town are in close proximity. Stansted airport is circa 36 miles and mainline train station of Audley End just 16 miles away.



Road Map



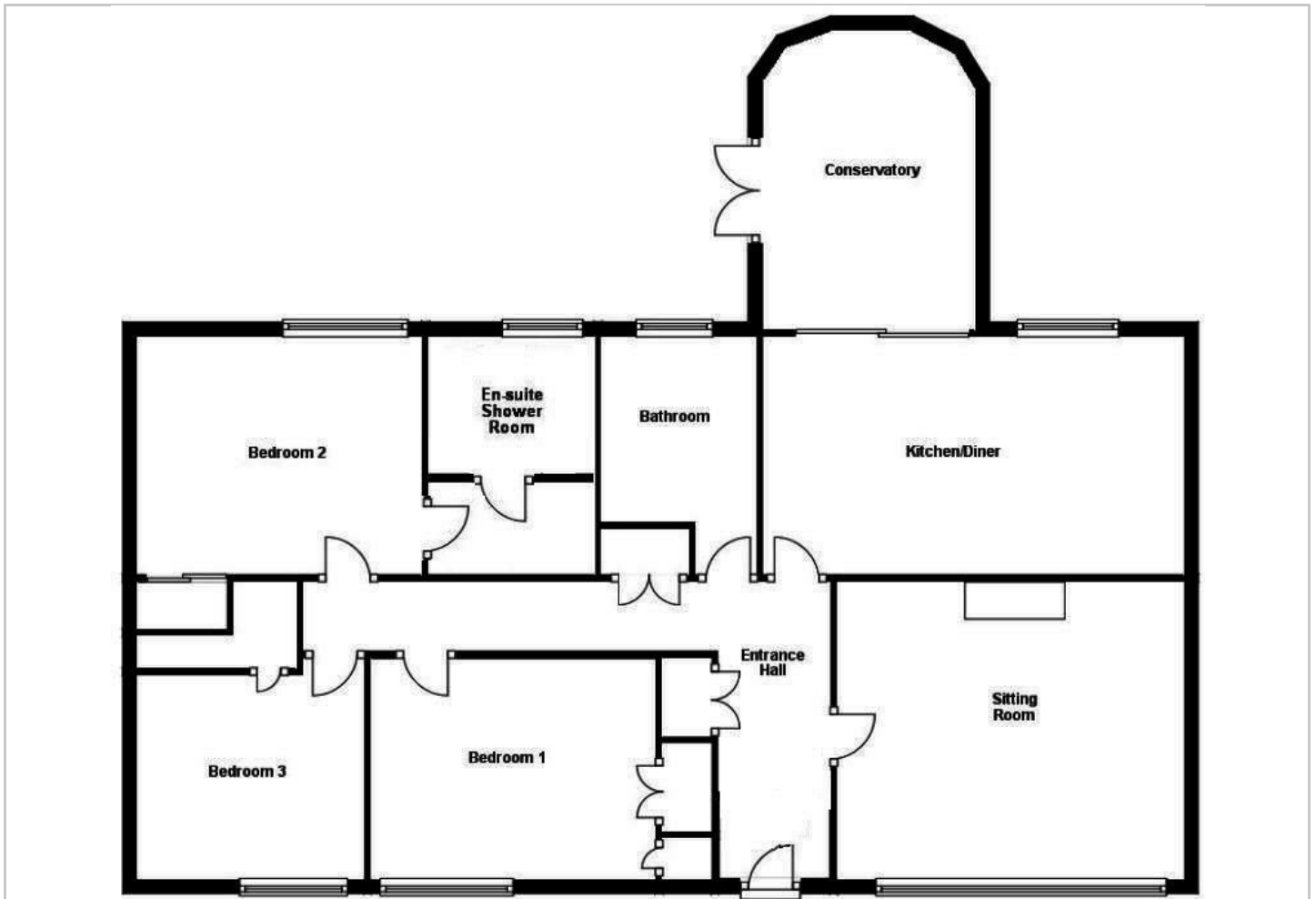
Hybrid Map



Terrain Map



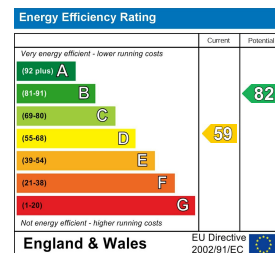
Floor Plan



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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