

# Balmforth

Estate Agents, Valuers & Letting Agents



## 56 Stockley Close

Haverhill, CB9 0NB

Offers Over £300,000





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## Entrance hall

2'11" x 3'10" (0.90 x 1.17)

Access to front, w/c and living room

## Living room

11'7" x 15'2" (3.55 x 4.63)

Double glazed window to front aspect. Stairs rising to first floor. A generous room with under stair storage, oak flooring, feature fireplace, radiator.

## Kitchen / diner

9'6" x 15'2" (2.92 x 4.63)

Double glazed window & French doors to rear. Underfloor heating. A beautifully fitted kitchen with a generous range of base & eye level units with work tops over. Inset sink & drainer. Fully integrated with electric double oven, Samsung integrated hob with extractor hood over. Further integrated washing machine, Bosch dishwasher & fridge/freezer, radiator. Karndean flooring. Double doors leading onto

## Conservatory

12'9" x 6'6" (3.89 x 2)

Extended on three years ago. Underfloor heating, blinds built in throughout, electric heater, Karndean flooring, blue tinted glass preventing heat

## Cloakroom

6'0" x 3'1" (1.84 x 0.94)

Double glazed window to front aspect. A lovely modern refitted suite comprising vanity unit with wash basin, WC, heated towel rail, part tiled walls & flooring.

## Bedroom one

11'4" x 8'11" (3.46 x 2.72)

Double glazed window to front. radiator, generous range of fitted mirrored sliding wardrobes. Fitted blind from Sunrise

## Bedroom two

8'11" x 11'8" (2.72 x 3.56)

Double glazed window to rear, radiator. Fitted blind from Sunrise

## Bedroom three

6'1" x 10'0" (1.87 x 3.07)

Double glazed window to rear, radiator. Generous range of fitted mirrored wardrobes. Fitted blind from Sunrise

## Bathroom

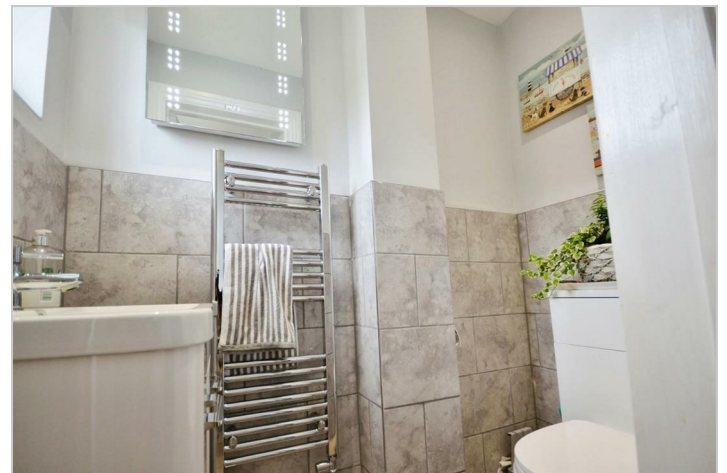
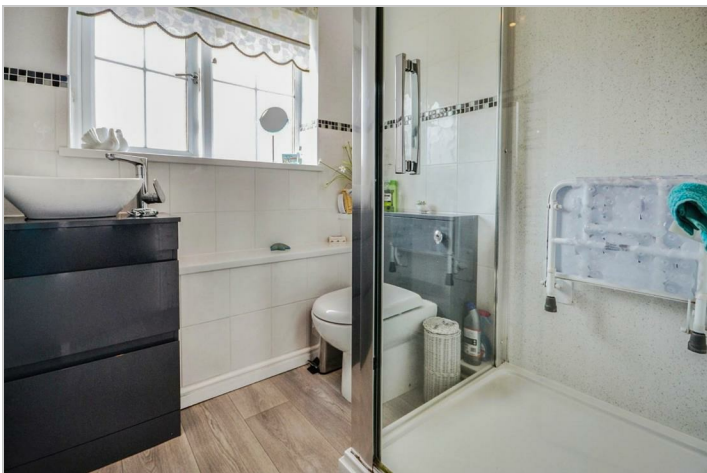
6'0" x 6'2" (1.83 x 1.88)

Three piece suite, wall and floor tiles, heated towel rail, obscured window to front aspect

## Outside

To the front of the property is a neat garden, with pathway to front door. There is also a good sized driveway providing off road parking. The beautiful rear garden is private, and fully landscaped offering a lawn bordered by an array of mature displays. Enclosed fencing. There is also a large area to the side of the property, perfect for storage, currently housing a large shed.





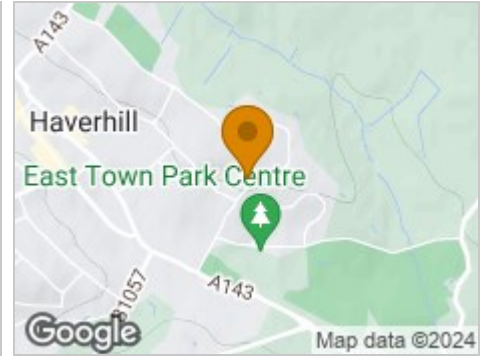
## Road Map



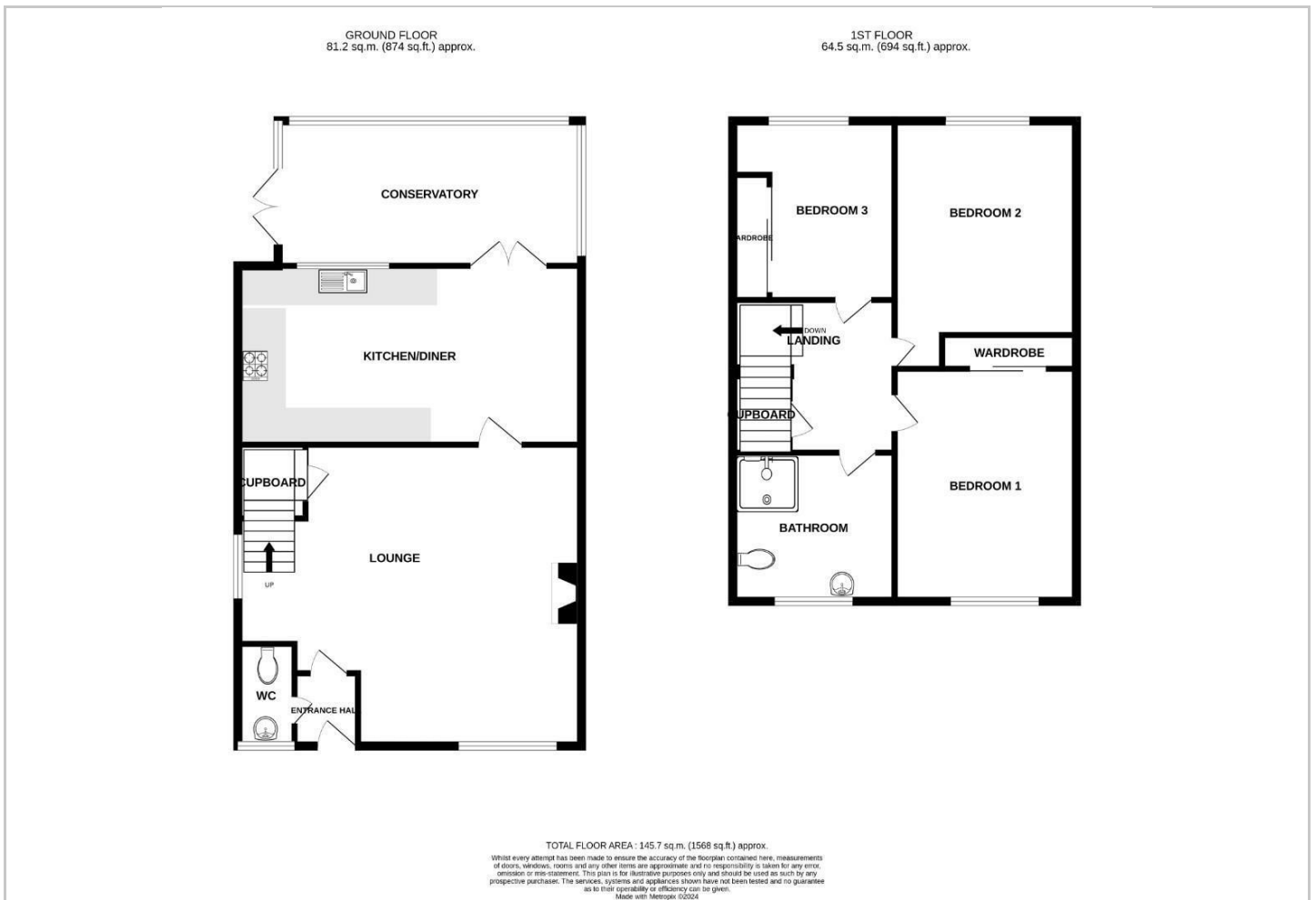
## Hybrid Map



## Terrain Map



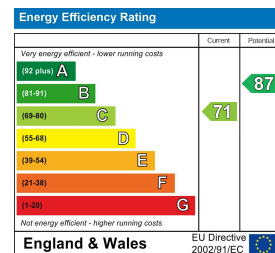
## Floor Plan



## 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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