

balmforth

Estate & Letting Agents



6 Cardinal Way

Haverhill, CB9 0DW

Asking Price £350,000



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Double glazed front door leading into

ENTRANCE PORCH

Tiled flooring. Double glazed window to front aspect. Radiator. Door to

ENTRANCE HALLWAY

Stairs rising to the first floor. Under stairs storage cupboard. Built in cupboard with space and plumbing for washing machine. Tiled flooring. Radiator. Door to

CLOAKROOM

Obscure double glazed window to side aspect. Fitted with a matching white suite comprising low level WC with concealed cistern. Vanity unit with inset sink and mixer tap. Tiled flooring.

KITCHEN

9'5 x 8'2 (2.87m x 2.49m)

UPVC double glazed window to rear aspect. Recently re-fitted with a range of matching base and wall units with Quartz work surfaces over. Inset sink with mixer tap and separate drinking water tap. Built in wine cooler. Water softener. Built in fridge freezer. Built in dishwasher. Inset five ring gas hob. Built in double oven with built in microwave above. Extractor hood. Tiled flooring. Inset spotlighting.

LIVING/DINING ROOM

31'1 x 11'1 (9.47m x 3.38m)

UPVC double glazed window to front aspect. Radiator. Sliding doors leading through to the snug/study.

SNUG/STUDY

12'8 x 8'8 (3.86m x 2.64m)

French doors leading out into the rear garden. UPVC double glazed window to side. aspect. Fitted with a log burning stove. Tiled flooring.

LANDING

Access to loft space via a ladder housing gas fired Combi boiler. Built in double cupboard. Door to

BEDROOM ONE

18'7 x 9'8 (5.66m x 2.95m)

UPVC double glazed window to front aspect. Built in double wardrobe. Radiator.

BEDROOM TWO

15'4 x 7'5 (4.67m x 2.26m)

UPVC double glazed window to front aspect. Radiator. Built in single wardrobe.

BEDROOM THREE

9'8 x 9'5 (2.95m x 2.87m)

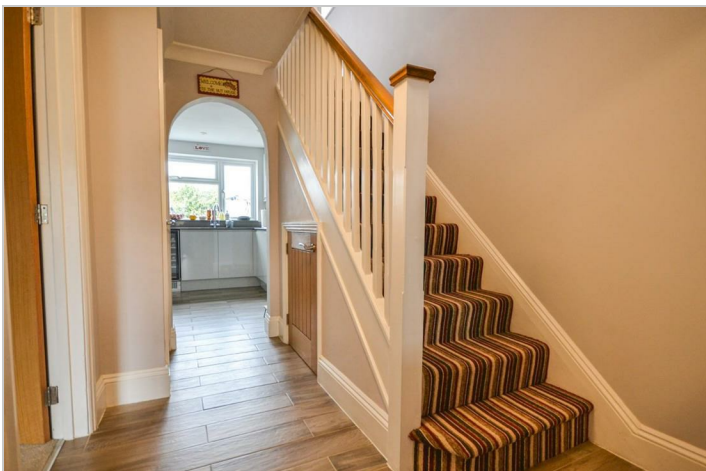
UPVC double glazed window to rear aspect. Radiator. Built in double wardrobe.

FAMILY BATHROOM

Obscure double glazed window to rear aspect. Recently re-fitted with a large walk in shower cubicle with drencher shower over. Low level WC. Wash hand basin with vanity unit below. Full wall and floor tiles. Heated towel rail. Extractor fan.

OUTSIDE

The property enjoys generous off street parking for three vehicles located at the side of the property which leads to the single garage with up and over type door and power and light connected. The remainder of the front garden is laid to lawn with hedging to front boundary. The good size rear garden is fully enclosed with a large decked area with steps down to the lawn. Brick built barbecue. Further storage shed located to the rear of the garage.. Metal garden shed (to remain).



Road Map



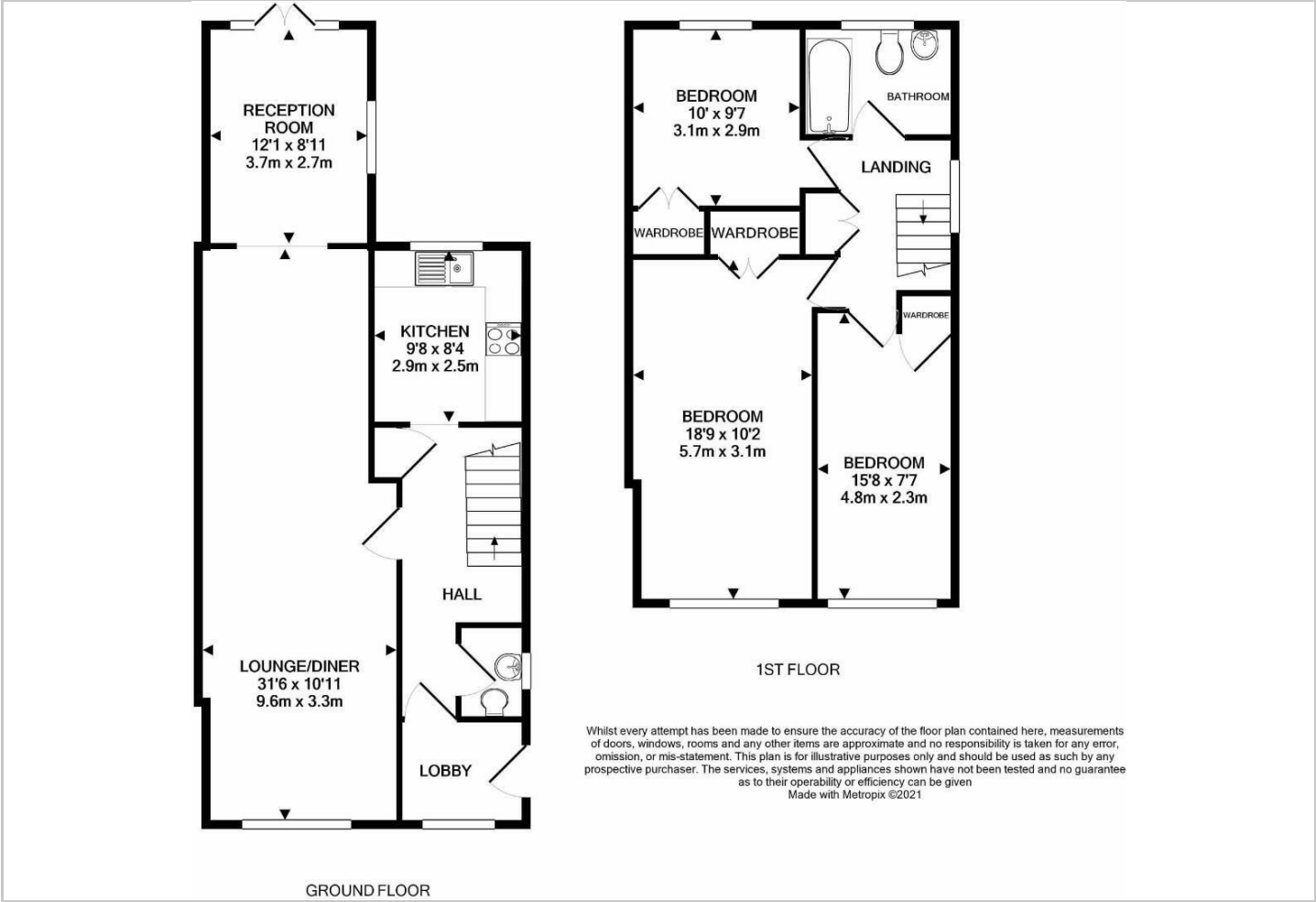
Hybrid Map



Terrain Map



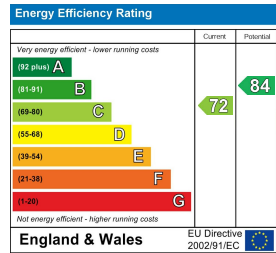
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.