

balmforth

Estate & Letting Agents



61 Atterton Road

Haverhill, CB9 7SR

Asking Price £425,000



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Study

6'9" x 9'1" (2.06 x 2.77)

A bright and well proportioned room ideal as a working from home space.

Dining Room

11'10" x 9'0" (3.61 x 2.76)

Large dining room with double aspect perfect for entertaining and special family occasions.

Cloakroom

Two piece white suite with storage under basin

Lounge

15'2" x 11'10" (4.63 x 3.63)

Beautifully decorated spacious lounge with sliding door allowing access to the manicured garden. Attractive hearth with gas fire. Soft furnishings giving a light yet homely feel.

Kitchen

16'11" x 9'0" (5.17 x 2.76)

Bright and modern kitchen with wooden shaker style wall and base units and breakfast bar. Fully equipped with integral white goods and range style cooker with double oven and gas hob, overhead extractor fan. Recently upgraded gas boiler.

Master Bedroom

12'4" x 10'1" (3.77 x 3.08)

Sumptuous spacious master bedroom with fitted wardrobe and double aspect. Beautifully decorated with relaxing colours to ensure a good nights rest.

Ensuite

Well proportioned ensuite with two piece white suite and separate shower cubicle. Extra storage under the basin.

Family Bathroom

10'1" x 4'10" (3.09 x 1.49)

Modern bright family bathroom with three piece white suite and shower over bath, light and airy colour scheme.

Bedroom Two

8'3" x 13'2" (2.54 x 4.02)

Dual aspect bedroom with generous bedroom space with plenty of natural light. Alcove to one side perfect for fitted wardrobes.

Bedroom Three

7'8" x 10'2" (2.34 x 3.12)

Cosy third double bedroom with ample space for storage and double bed.

Airing Cupboard

Fitted with tank and storage space

Bedroom Four

8'6" x 8'6" (2.61 x 2.60)

Smaller fourth bedroom with space for bed and storage. Ideal as a dressing room with perfect light and storage space

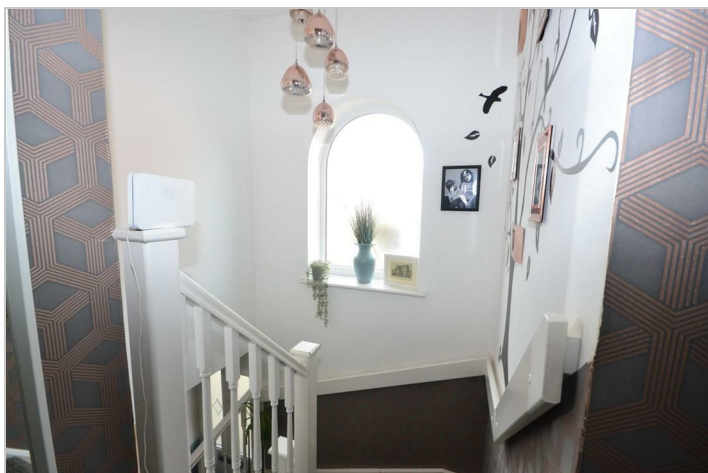
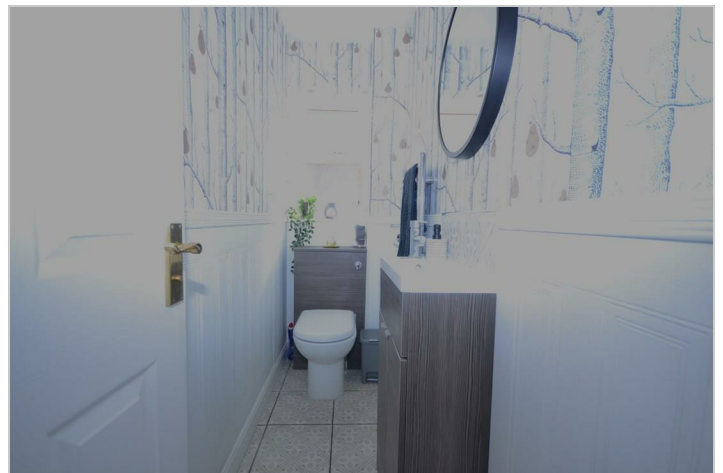
Garden

The garden is simply perfection! The slabbed patio leads to a secluded area under greenery ideal for late summer evenings to enjoy smaller gatherings. Leading to a larger seating area with space for bar be que for entertaining and family times. The lawn has been well cared for and is surrounded by mature beds with an assortment of shrubs and seasonal plants. There is a summer house with power giving extra space for younger families and teenagers alike.

Garage

Single garage located to the side of the property. Long drive way with space for two cars.

Tel: 01440 707976



Road Map



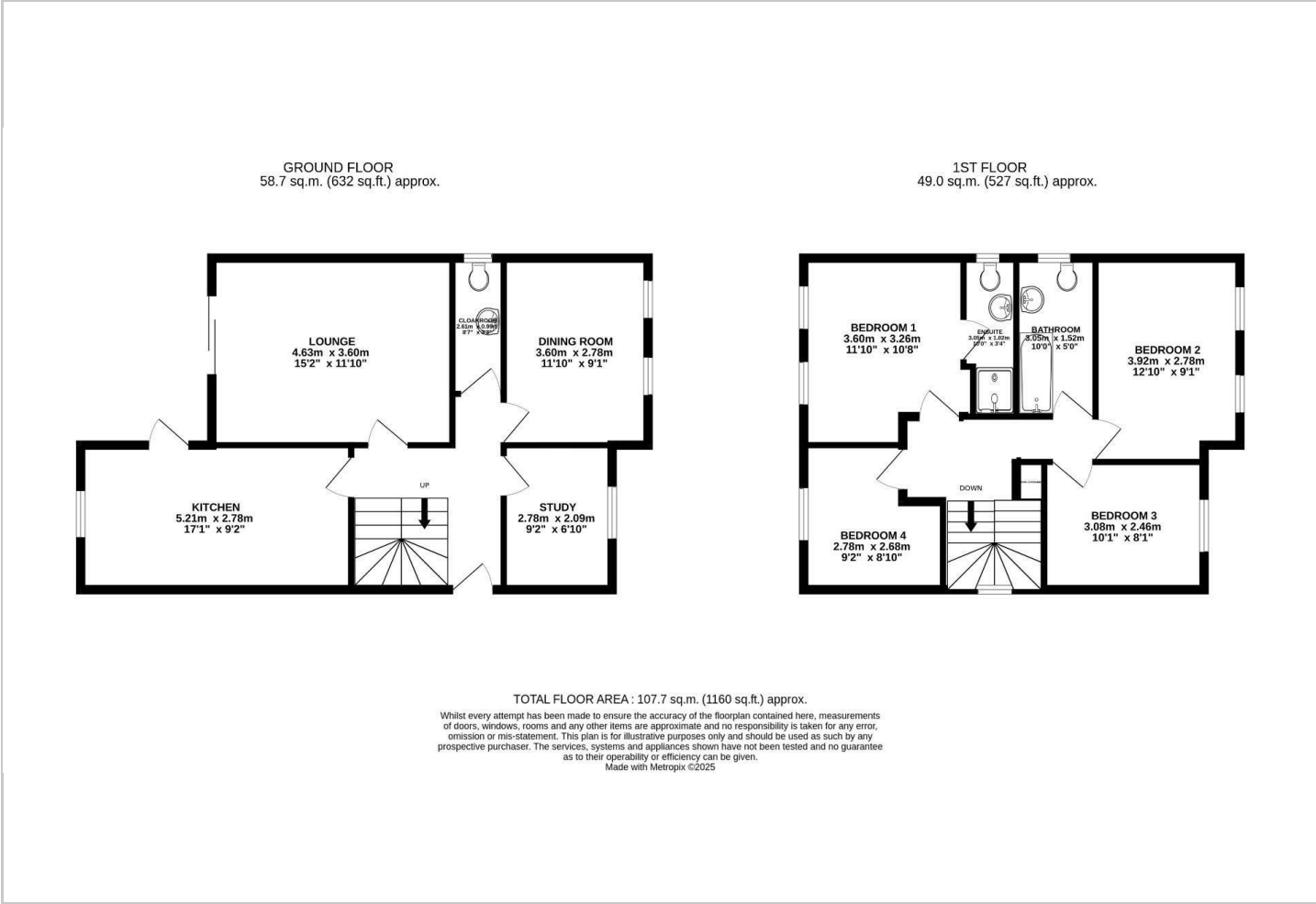
Hybrid Map



Terrain Map



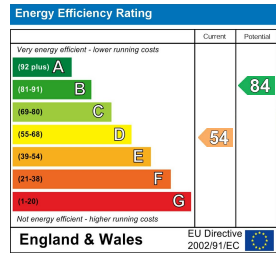
Floor Plan



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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