

balmforth

Estate & Letting Agents



5 Ross Close

Haverhill, CB9 0LQ

Asking Price £375,000



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ENTRANCE HALLWAY

Door to front. Cupboard housing the gas and electric meters. Further storage cupboard and radiator.

LOUNGE

14'5 x 13'5 (4.39m x 4.09m)

French doors opening out into the rear garden. Feature book case to one wall with built in LED fire place. Wall lights and concealed radiator.

KITCHEN

10'2 x 10'3 (3.10m x 3.12m)

UPVC double glazed window to rear aspect. Recently re-fitted with a range of matching base and wall units with work surfaces over. Built in electric oven with ceramic hob and extractor fan over. Separate induction hob. Stainless steel sink and drainer with separate instant hot water tap. Under counter lighting, concealed radiator. Door to

UTILITY ROOM

Patio door leading out into the rear garden. Double glazed window to rear aspect. Space for built in dishwasher. Work surfaces over.

DINING ROOM

10' x 7'2 (3.05m x 2.18m)

Patio door leading out into the personal side patio area. Door to

LAUNDRY ROOM

9'2 x 6'3 (2.79m x 1.91m)

Double glazed window to side aspect. Fitted with a range of matching base and wall units with space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler.

SHOWER ROOM

9'3 x 6'4 (2.82m x 1.93m)

Obscure double glazed window to side aspect. Fitted with a walk in shower unit with electric shower over. Low level WC. Wash hand basin with vanity unit below. Extractor fan. Inset spotlighting and radiator.

BEDROOM THREE/ STUDY

10' x 10' (3.05m x 3.05m)

UPVC double glazed window to front aspect. Privacy window to entrance hallway and radiator.

BEDROOM ONE

11'1 x 10'2 (3.38m x 3.10m)

Double glazed window to rear aspect. Feature Tudor oak wood panelling to one wall with downlighters. Double wardrobe with sliding mirrors. Airing cupboard housing the immersion. Radiator.

BEDROOM TWO

10' x 8'9 (3.05m x 2.67m)

UPVC double glazed window to front aspect. Radiator.

FAMILY BATHROOM

7'1 x 5'8 (2.16m x 1.73m)

Obscure double glazed window to front aspect. Fitted with a matching white suite comprising low level WC, side panel bath with shower over, pedestal wash hand basin. Tiled walls. Radiator.

OUTSIDE

The property enjoys being nestled in a corner plot at the end of a quiet cul de sac with off street parking for several vehicles, leading to a detached garage with up and over type door and power and light connected. There is block paving to the front of the property providing additional street parking for three vehicles with the remainder of the front garden laid to lawn with mature hedge and shrubs. Side gated access leads to the fully enclosed south facing rear garden with extensive views. Ornamental fish pond, raised patio area with summer awning off of the French doors and further wooden work shop located at the rear of the garage.



A satellite map showing a residential area with a road labeled 'A143'. An orange location pin is placed on a road, and a green circular icon with a white Christmas tree symbol is placed nearby. The text 'East Town Park Centre' is overlaid on the map. At the bottom, there is a copyright notice: '© Landsat / Copernicus, Maxar Technologies'.

GROUND FLOOR

The ground floor plan features a central entrance hall leading to several rooms. To the left of the hall are the dining room, kitchen/breakfast room, and lounge. To the right are two bedrooms and a bathroom. A laundry room and shower room are located at the bottom left. The plan includes detailed dimensions in both feet/inches and meters.

Room	Dimensions (ft/in)	Dimensions (m)
Lobby	-	-
Kitchen/Breakfast Room	12'9" x 11'0"	3.89m x 3.35m
Dining Room	11'10" x 7'2"	3.60m x 2.20m
Laundry	7'2" x 6'3"	2.20m x 1.91m
Showroom	7'2" x 6'4"	2.20m x 1.93m
Lounge	15'2" x 14'4"	4.61m x 4.37m
Bedroom/Study	10'10" x 9'11"	3.30m x 3.02m
Entrance Hall	-	-
Bathroom	7'9" x 5'9"	2.37m x 1.74m
Bedroom 1	12'9" x 11'7"	3.89m x 3.53m
Bedroom 2	9'11" x 8'1"	3.02m x 2.47m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints (S&P)

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		67	83
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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