

# balmforth

Estate & Letting Agents



## 5 Ross Close

Haverhill, CB9 0LQ

Asking Price £369,995



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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.

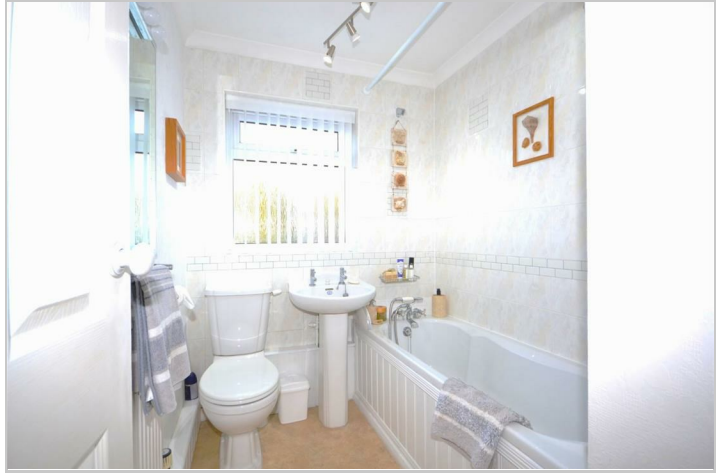
## FAMILY BATHROOM

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 map snippet from Google Maps showing a street intersection. Chalkstone Way runs diagonally from the top left. Weddell Rd runs horizontally across the middle. Roman Way runs diagonally from the bottom right. An orange location pin is placed on Chalkstone Way, just north of Weddell Rd. A green circular icon with a white center is located on Roman Way, further east. The text 'Jack's Peak Performance' is written in green above the orange pin. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

## A satellite map view of a residential area. A red location pin is placed on a street. Below the pin, the text 'East Town Park' is written in green. To the right of the text is a green circular icon containing a white Christmas tree. In the bottom left corner, the text 'A143' is visible. At the very bottom, there is a small logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

### GROUND FLOOR

**LOBBY**

**KITCHEN/BREAKFAST ROOM**  
12'9" x 11'0"  
3.89m x 3.35m

**LOUNGE**  
15'2" x 14'4"  
4.61m x 4.37m

**BEDROOM 1**  
12'9" x 11'7"  
3.89m x 3.53m

**ENTRANCE HALL**

**DINING ROOM**  
11'10" x 7'2"  
3.60m x 2.20m

**BEDROOM/STUDY**  
10'10" x 9'11"  
3.30m x 3.02m

**BATHROOM**  
7'9" x 5'9"  
2.37m x 1.74m

**BEDROOM 2**  
9'11" x 8'1"  
3.02m x 2.47m

**LAUNDRY**  
7'2" x 6'3"  
2.20m x 1.91m

**SHOWER ROOM**  
7'2" x 6'4"  
2.20m x 1.93m

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10021

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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		67	83
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>			

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.