

Balmforth

Estate Agents, Valuers & Letting Agents



Hawthorn Road, Haverhill, Suffolk, CB9 9DL

BALMFORTH'S (Haverhill) are delighted to offer for sale this well presented three bedroom semi detached family home located on the Cambridge side of town. The property offers versatile and spacious accommodation to include kitchen, extended lounge/diner, three good sized bedrooms with refitted family bathroom. Outside the property offers driveway with parking and south facing rear garden which has been recently landscaped. Call for your viewing now on 01440 707976.

Guide Price £260,000

- CAMBRIDGE SIDE OF TOWN
- EXTENDED LIVING ACCOMMODATION
- LOFT CONVERSION
- FAMILY BATHROOM
- GARAGE AND PARKING



HALLWAY

With new composite door leading into the entrance hallway. With stairs leading up to the first floor landing and with doors leading through to:-

KITCHEN

8' 6" x 7' 9" (2.59m x 2.36m)

With a uPVC double glazed window to front aspect. With a matching range of eye level and base units with tiled work tops and a stainless steel sink with chrome mono mixer tap and a separate drinking

tap. Integrated appliances consist of a double electric fan oven, an electric hob and an extractor fan above. Space for a fridge freezer. Space and plumbing for a dish washer and washing machine. Space for tumble dryer. Part tiled walls, tiled effect wooden flooring and power points.

LOUNGE/DINER

16' 2" x 11' 9" > 8'5" (4.93m x 3.58m)

With a double glazed window to side and double glazed French doors leading out to the south facing rear garden.

FIRST FLOOR LANDING

Stairs rise to the first floor landing and onward to the loft conversion. Storage cupboard and doors to:-

BEDROOM TWO

9' 2" x 8' 5" (2.79m x 2.57m) With an obscured uPVC double glazed window to front aspect and an additional double glazed window to front aspect. A good sized bedroom with radiator.

BEDROOM THREE

11' 10" x 11' 7" (3.61m x 3.53m)

With a double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Fitted with a matching white suite comprising low level wc, wash hand basin and side panelled bath with shower over. Tiled splashback, radiator and extractor fan.

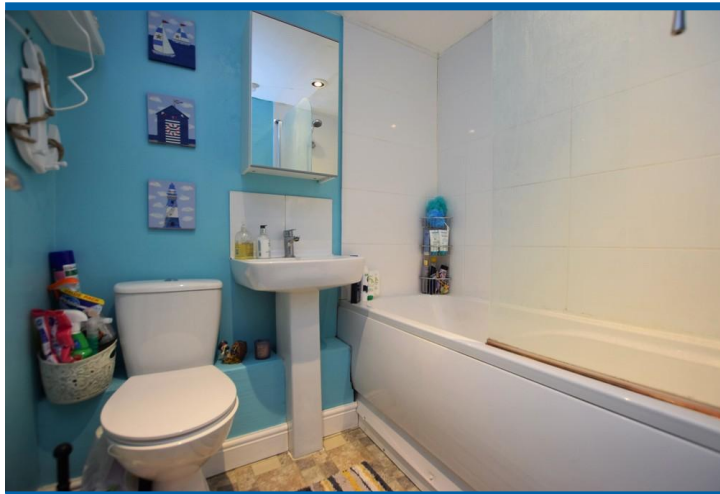
MASTER BEDROOM (LOFT CONVERSION)

10' 10" x 10' 10" (3.3m x 3.3m)

With a double glazed window to rear aspect. A good sized additional bedroom. Benefitting from a large built in wardrobe and radiator.

OUTSIDE

To the front of the property is a shared driveway providing off road parking for two vehicles leading to a single garage with up and over door and power and lighting connected. Electric car charging point. Side gated access leads you through to a fully enclosed south facing rear garden with an immediate patio area ideal for outside entertaining. The recently landscaped garden also benefits from decked seating area and the remainder laid to artificial lawn.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

Balmforth Estate Agents

12 High Street

Haverhill

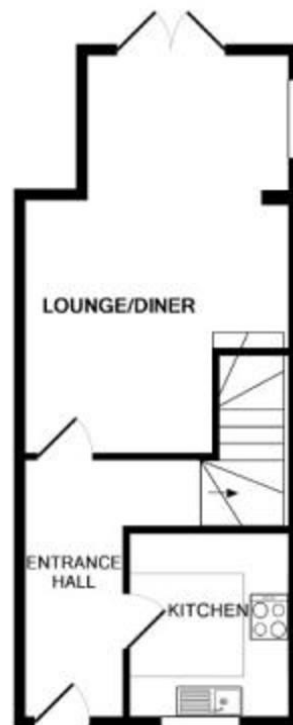
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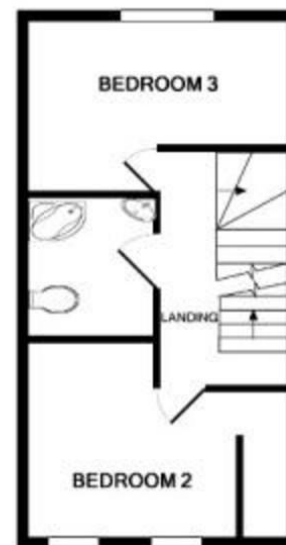
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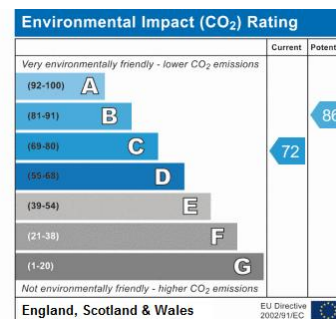
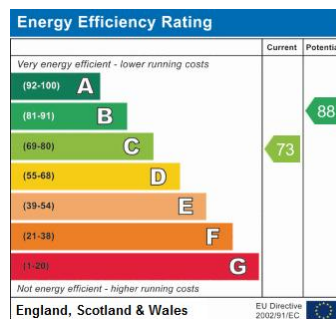
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Balmforth and no warranty in their respect is within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering in to a contract of sale. Photographs within these particulars may have been taken with a non-standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars. All measurements are approximate and are for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use. These particulars do not constitute part of an offer or contract. Balmforth themselves or for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of the particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included. References to the tenure of a property are based upon information supplied by the seller. A buyer is advised to obtain verification from their solicitor. Please contact our offices before travelling any great distance to ensure your impression of the property is as we intended.