

## Summary

**NO ONWARD CHAIN!** This stunning home was constructed in 2023 on the exclusive Stonemill Park development, with great access to Cambridge. This showpiece home ticks every box, with a detached double garage, expansive kitchen/diner, lounge, study, ensuite, bathroom, WC & four excellent bedrooms.

## Description

### Approximate Room Sizes

THE PROPERTY Welcome to Stonemill Park, where luxury and elegance meet in this stunning home, constructed in 2023 on the coveted Cambridge side of Haverhill. Situated on a corner plot, this property commands attention, boasting an imposing presence that sets it apart from the rest.

As you approach, the detached double garage and adjacent driveway for two cars greet you, providing convenient parking options for both residents and visitors. The enviable corner position offers ample space and privacy, making it the envy of the neighbors.

Step inside, and the grandeur of the home unfolds before you. The entrance hall offers a tantalizing glimpse of the exquisite features that await within. A dedicated study provides the perfect environment for those who work from home, while a downstairs cloakroom adds practicality to the ground floor layout.

The heart of the home lies in the expansive L-shaped kitchen/diner, where sleek matt anthracite units with stylish worktops create a modern and sophisticated ambiance. Fully integrated appliances, including an oven, hob, fridge/freezer, washing machine, and dishwasher, cater to all your culinary needs. With ample space for a large dining table and chairs, this area becomes the hub of family life.

French doors lead from the kitchen/diner to the rear garden, inviting natural light to flood the space and providing seamless indoor-outdoor living. A glimpse of the beautifully appointed lounge hints at the tranquility and comfort that awaits.

Venturing upstairs, you'll find more impeccable accommodation awaiting you. Four bedrooms offer luxurious comfort, with the master bedroom boasting a built-in ensuite and automatic lighting in the fitted wardrobes. The family bathroom serves the remaining three bedrooms, ensuring convenience for all occupants.

Outside, the rear garden is a private sanctuary, enclosed by fencing and featuring a generous paved patio area ideal for alfresco entertaining. A personal door provides direct access to the detached double garage, adding to the convenience of this exceptional property.

In summary, this home on Stonemill Park epitomises modern luxury living, offering a harmonious blend of style, comfort, and practicality. With its impeccable design, exquisite features, and enviable location, this residence presents a rare opportunity to embrace the epitome of contemporary living. Arrange a viewing today and step into your dream home

### Agents note:

We have been advised by current owners that there is a service charge of £460 per annum for the upkeep of communal areas.

### HALLWAY

KITCHEN/DINING ROOM 22' 8" x 15' 5" (6.93m x 4.7m)

LOUNGE 15' 10" x 10' 11" (4.85m x 3.35m)

STUDY 6' 5" x 8' 9" (1.98m x 2.67m)

### CLOAKROOM

BEDROOM ONE 12' 9" x 9' 1" (3.89m x 2.79m)

### ENSUITE

BEDROOM TWO 10' 11" x 10' 2" (3.35m x 3.12m)

BEDROOM THREE 8' 11" x 8' 7" (2.74m x 2.62m)

BEDROOM FOUR 10' 0" x 8' 9" (3.07m x 2.67m)

### BATHROOM

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – E

Tenure – Freehold

Services – All Mains Services

Post Code – CB9 9RA

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

**Contact Details**  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	94
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>84</b>	
England & Wales	EU Directive 2002/91/EC
www.epc4u.com	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Braeburn Road | Haverhill | CB9 9RA

£415,000

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- NO ONWARD CHAIN
- STUNNING FOUR BEDROOM HOME
- DETACHED DOUBLE GARAGE
- CORNER PLOT
- EXCELLENT ACCESS TO CAMBRIDGE
- EXPANSIVE KITCHEN/DINER
- EXCLUSIVE STONEMILL PARK DEVELOPMENT