

## Summary

NO ONWARD CHAIN for this tucked away & peaceful semi-detached bungalow on the Cambridge side of Haverhill. The property benefits from two bedrooms, a bathroom with disabled access, as well as lounge, kitchen, conservatory, a delightful garden, & garage with ample parking.

## Description

### Approximate Room Sizes

THE PROPERTY Nestled within a peaceful cul-de-sac on the Cambridge side of town this charming bungalow offers a tranquil retreat with convenient accessibility. Upon arrival, a spacious driveway welcomes you, accommodating up to three vehicles and leading to the single garage. The front garden, designed for minimal upkeep, features a picturesque pathway guiding you to the entrance.

Entering the home, the entrance hall provides built-in cupboards, enhancing storage convenience. The layout is thoughtfully designed, featuring a family bathroom equipped with a disability-access bathtub. Two sizable bedrooms offer ample space, one boasting built-

in storage for added organisation.

The inviting lounge exudes warmth and comfort, seamlessly connecting to the well-appointed kitchen. The kitchen is equipped with a range of base and eye-level units, complemented by integrated oven and hob, along with provisions for essential appliances. A highlight of the property is the spacious conservatory, bridging the kitchen and lounge areas, offering versatility and additional living space.

Stepping outside, the meticulously landscaped rear garden beckons with its multi-level fish pond and expansive patio area, ideal for outdoor relaxation and entertainment. A personal door from the garden provides direct access to the garage, while

an additional secluded garden space at the rear of the garage offers further potential for storage or customisation.

With its thoughtful design, convenient amenities, and serene surroundings, this delightful bungalow presents a wonderful opportunity for comfortable and harmonious living on the Cambridge side of Haverhill.

ENTRANCE HALL

BEDROOM 9' 2" x 8' 10" (2.8m x 2.7m)

BEDROOM 12' 7" x 10' 9" (3.85m x 3.3m)

BATHROOM

LOUNGE 16' 0" x 10' 9" (4.9m x 3.3m)

KITCHEN 9' 6" x 8' 10" (2.9m x 2.7m)

CONSERVATORY

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – all mains services

Post Code – CB9 7HN

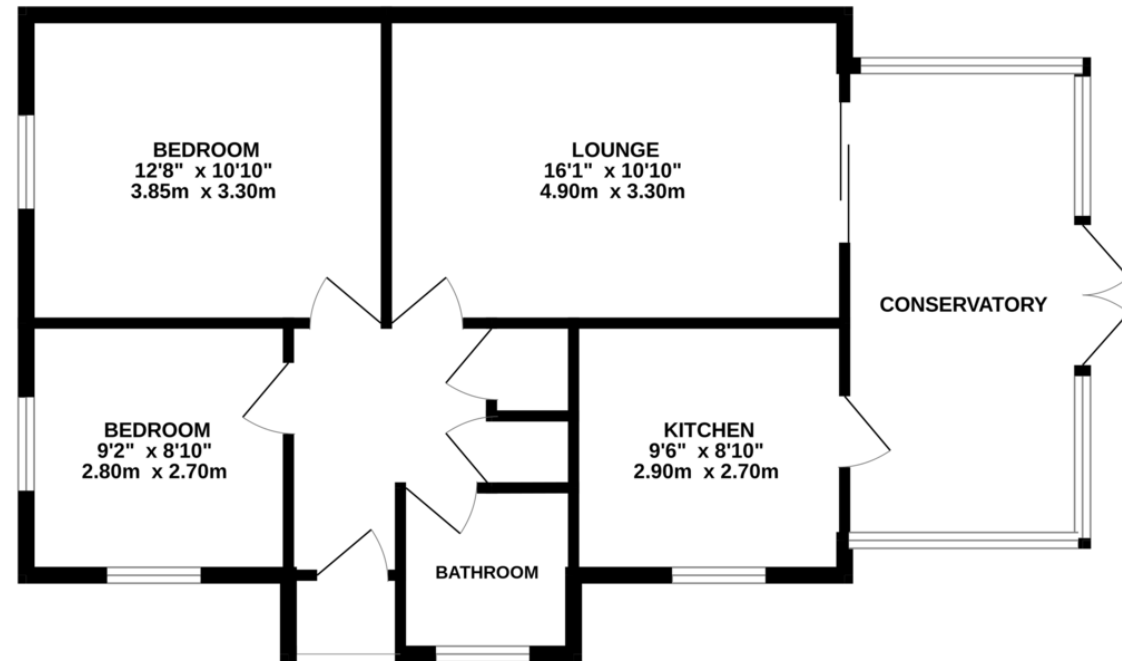
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC to follow

### Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: [haverhill@bychoice.co.uk](mailto:haverhill@bychoice.co.uk)

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

Horsham Close | Haverhill | CB9 7HN

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£270,000

- TWO BEDROOM BUNGALOW
- GARAGE & DRIVEWAY
- CORNER PLOT
- SEMI-DETACHED
- CAMBRIDGE SIDE OF TOWN
- NO ONWARD CHAIN
- BATHROOM WITH DISABILITY ACCESS BATHTUB