

## Summary

**ONWARD CHAIN COMPLETE.** This lovely three bedroom home boasts a truly beautiful south facing garden, as well as plenty of space including three bedrooms, bathroom, WC, conservatory & garage. Positioned in a quiet cul-de-sac, with countryside walks on your door step and easy access to schools.

## Description

### Approximate Room Sizes

**THE PROPERTY** This lovely three-bedroom home is perfectly situated for families, with Coups Primary Academy, Westfield Primary Academy, and Samuel Ward Academy all within walking distance. Located on the edge of town, this home offers easy access to countryside walks right from your doorstep, making it ideal for exploring the outdoors. Additionally, the popular East Town Park is just a short walk away.

As you approach the property, you'll be immediately struck by its kerb appeal, prominently positioned within a quiet cul-de-sac. To the right of the home, you'll find a driveway and garage, along with additional on-street parking.

Step inside, and the entrance porch leads to a welcoming entrance hall. Here, you'll find stairs to the first floor and a recently added ground floor cloakroom. The kitchen features a good range of base and eye-level units, with worktops, an inset sink and drainer, an integrated oven and hob, and space and plumbing for a fridge/freezer and washing machine.

The lounge/diner is a spacious, light-filled room with a door leading to the conservatory. This beautiful spot within the home offers stunning views of the gem of a garden.

Venture upstairs to discover three bedrooms and the family bathroom.

Saving the best for last, the property boasts a truly beautiful south-facing garden. This private space features a lush lawn bordered by established beds, several patio areas for outdoor seating, a door to the garage, and gated side access.

Overall, this home offers a perfect blend of indoor and outdoor living, ideal for families and those who love to explore the outdoors.

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN 9' 0" x 8' 10" (2.75m x 2.7m)

CLOAKROOM

LOUNGE/DINER 16' 0" x 15' 1" (4.9m x 4.6m)  
maximum measurements

CONSERVATORY 12' 11" x 7' 2" (3.95m x 2.2m)

BEDROOM 12' 5" x 7' 6" (3.8m x 2.3m)

BEDROOM 9' 6" x 8' 2" (2.9m x 2.5m) plus wardrobes.

BEDROOM 7' 10" x 6' 6" (2.4m x 2.0m)

BATHROOM

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – all mains services

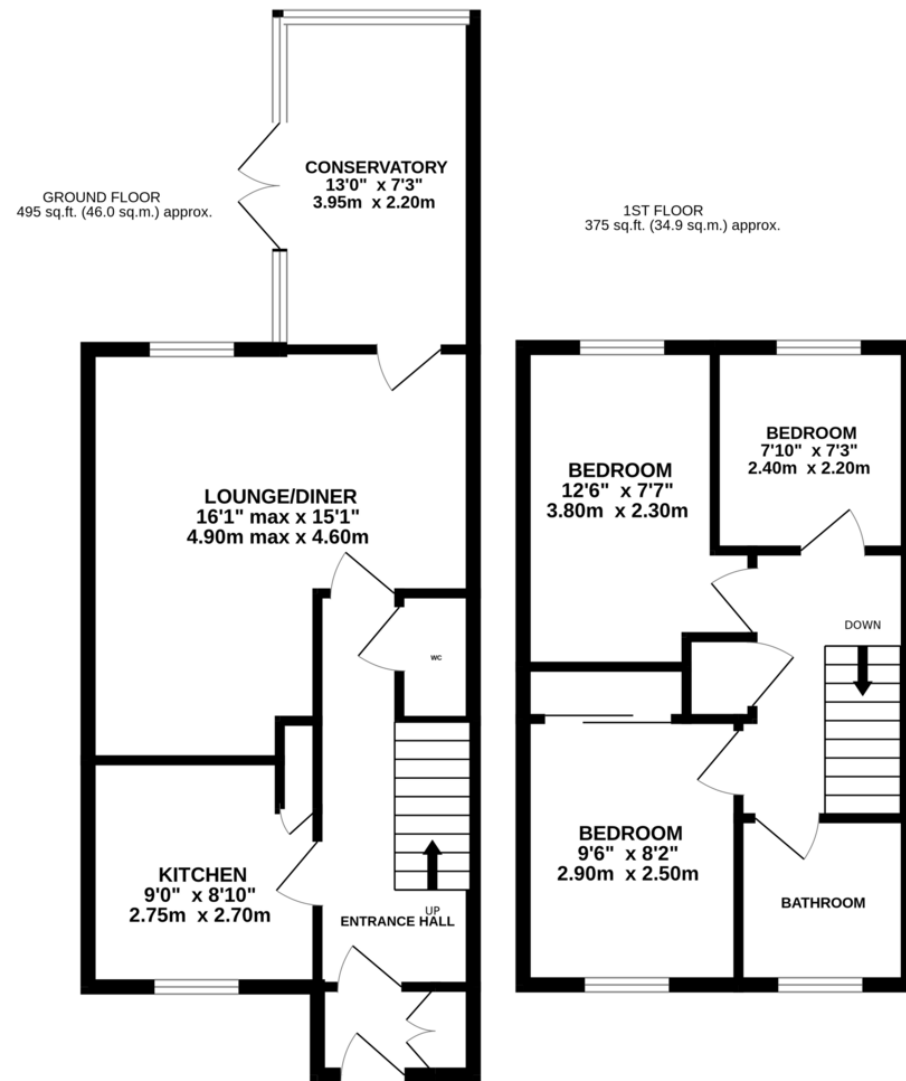
Post Code – CB9 0LJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA: 870 sq.ft. (80.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Contact Details**  
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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

Biscay Close | Haverhill | CB9 0LJ

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£299,500

- THREE BEDROOMS
- BATHROOM & WC
- QUIET CUL-DE-SAC ON WILSEY DEVELOPMENT
- CLOSE TO SCHOOLS
- COUNTRYSIDE WALKS RIGHT FROM YOUR DOORSTEP
- REPLACEMENT BOILER
- STUNNING SOUTH FACING GARDEN