

Summary

This spacious three bedroom home is located on the popular Chimswell estate on the Cambridge side of Haverhill. The property is well presented throughout, & offers bathroom & WC, as well as an open plan kitchen/diner, lounge, conservatory & gardens. Communal parking available to the rear.

Description

Approximate Room Sizes

THE PROPERTY This spacious three-bedroom home is located on the Cambridge side of Haverhill, ideal for first-time buyers & families alike. Fronting onto a picturesque green, this property enjoys an excellent setting in a great location for access to Cambridge & local amenities.

Upon entering, you are greeted by a welcoming entrance hall, boasting ample space and featuring a large under stair recess, perfect for transforming into a convenient home office. Additionally, a ground floor WC adds practicality to this area.

The kitchen is a functional space, equipped with a generous array of base and eye level units complemented by worktops, providing plenty of storage and workspace. There's room for essential appliances such as a cooker and fridge/freezer, along with convenient space and plumbing for a washing machine. Adjacent to the kitchen, the dining area offers a built-in seating area, fostering a cosy atmosphere for shared meals.

Flowing seamlessly from the dining area is the inviting lounge, offering an abundance of space for relaxation and entertainment. Accessible from the lounge is the conservatory, serving as a delightful extension of the living space and providing direct access to the rear garden.

Ascending to the first floor, you'll discover three well-proportioned bedrooms, each offering comfortable accommodation for residents or guests. The family bathroom provides essential amenities, ensuring convenience for everyday living. Storage needs are effortlessly met with ample cupboard space conveniently located throughout the home.

Externally, the front garden is enclosed by fencing with gated access, enhancing privacy and security. The rear garden boasts a paved patio area, while the rest of the space is predominantly laid to lawn, offering versatility for outdoor activities. Additional storage is provided by a timber shed and further brick-built shed. Residents benefit from communal parking in the rear car park, ensuring hassle-free parking arrangements.

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINER 16' 0" x 8' 9" (4.9m x 2.69m)

LOUNGE 17' 7" x 10' 1" (5.38m x 3.08m)

CONSERVATORY

LANDING

BEDROOM ONE 11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM TWO 12' 5" x 8' 6" (3.8m x 2.61m)

BEDROOM THREE 8' 7" x 7' 5" (2.64m x 2.27m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – all mains services

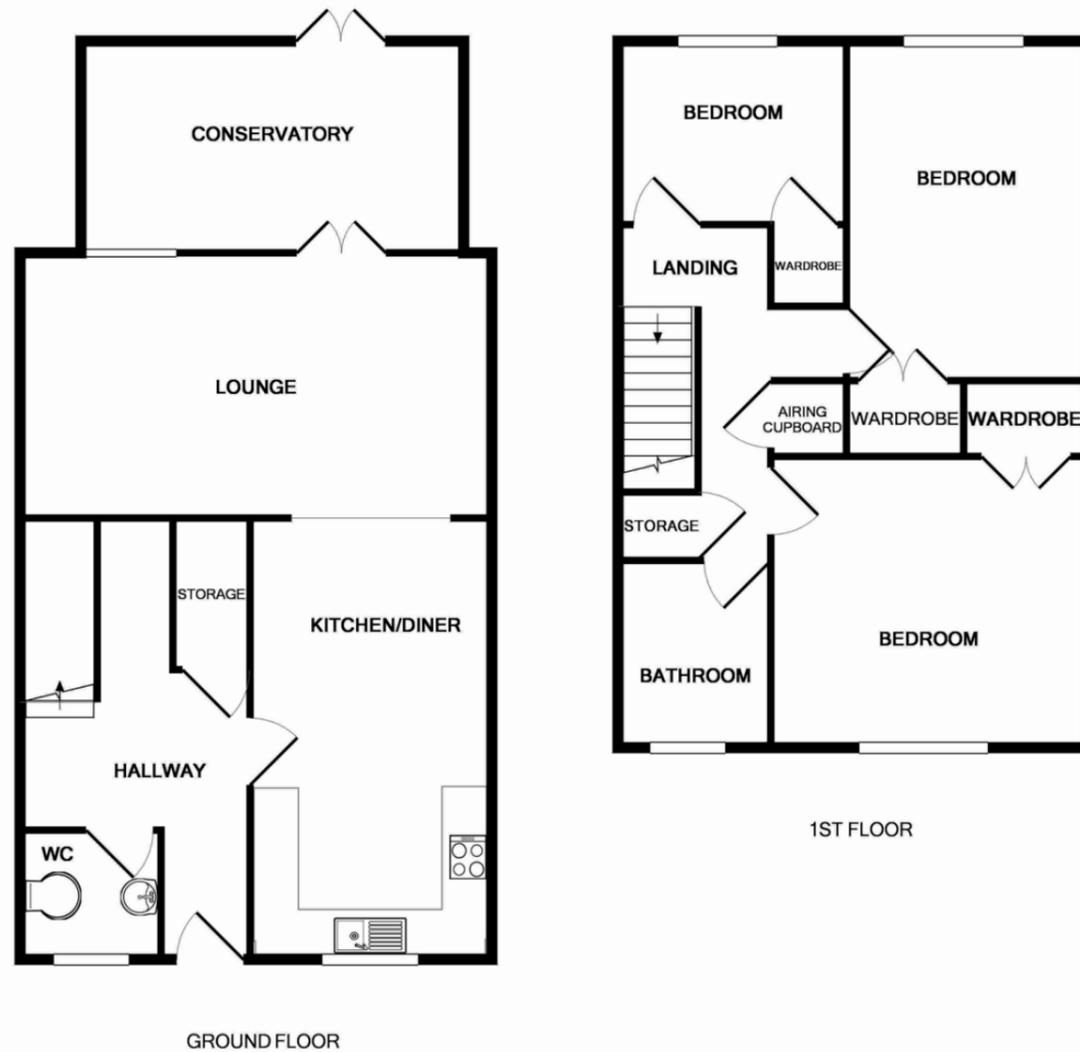
Post Code – CB9 7YF

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2019



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
 27b High Street, Haverhill, Suffolk, CB9 8AD
 Tel: 01440 768919
 Email: 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(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			

Sorrel Walk | Haverhill | CB9 7YF

This spacious three bedroom home is located on the popular Chimswell estate on the Cambridge side of Haverhill. The property is well presented throughout, & offers bathroom & WC, as well as an open plan kitchen/diner, lounge, conservatory & gardens. Communal parking available to the rear.

Offers In Excess Of £220,000

- THREE BEDROOMS
- CHIMSWELL ESTATE
- CAMBRIDGE SIDE OF TOWN
- KITCHEN/DINER
- BATHROOM & WC
- CONSERVATORY
- COMMUNAL PARKING TO REAR