

Henry Close, Haverhill, CB9 9PU

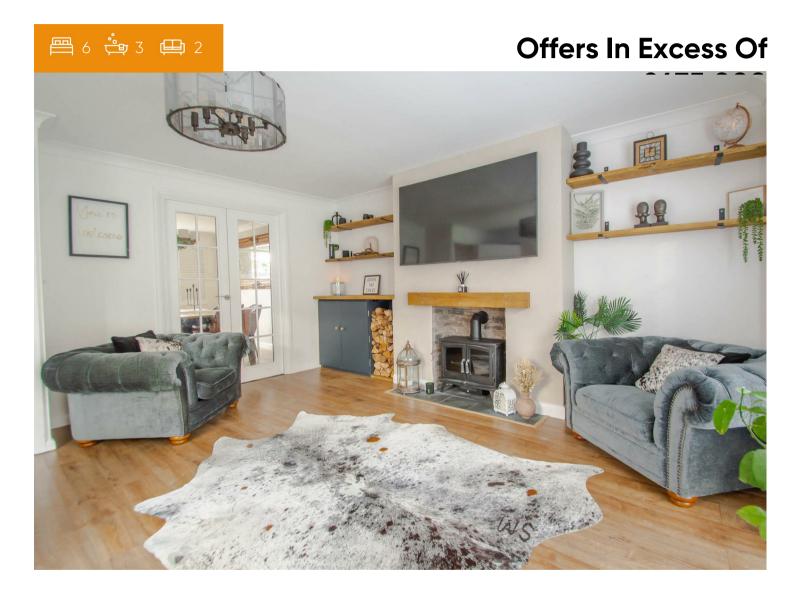


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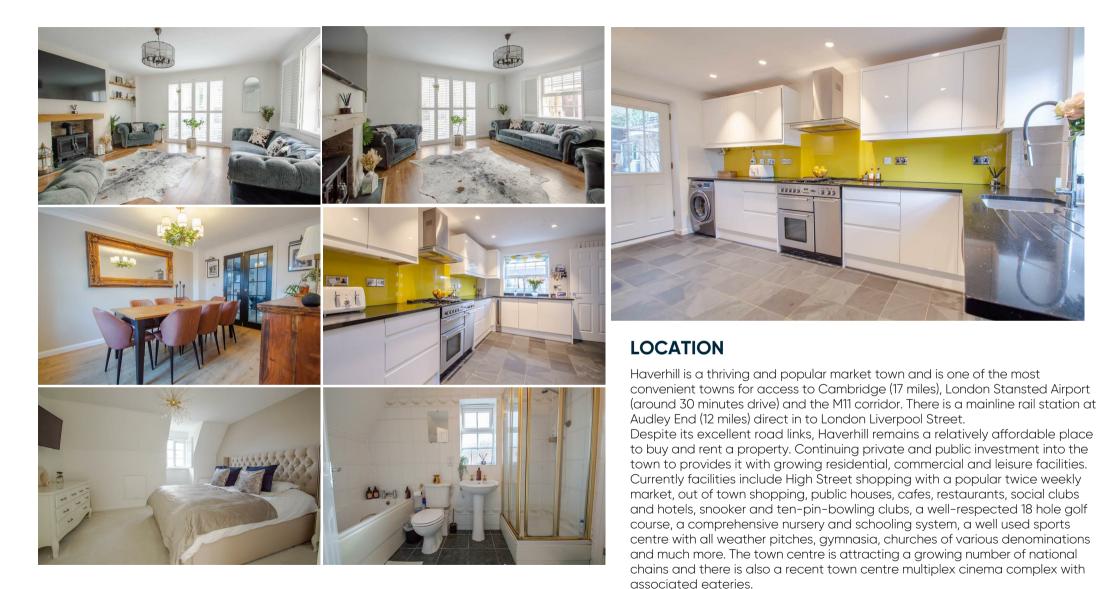
Haverhill, CB9 9PU

- Five / Six Bedrooms
- Two En Suite Shower Rooms
- Dining Room
- Generous Sitting Room
- Excellent Commuting Distance To Cambridge
- Deceptively Spacious Garden
- Freehold
- Council Tax Band E

An extremely generous and versatile double fronted property occupying a cul de sac location which is conveniently located within proximity to the A1307 and commuting distance to the city of Cambridge. The property benefits from my fine features including a generous master suite, five / six bedrooms and a deceptively spacious garden. (EPC Rating C)







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under stairs storage cupboard.

DINING ROOM - 3.99 x 2.97 (13'1" x 9'8") - Window to front. SECOND FLOOR radiator, double doors to the lounge.

WC - Frosted window, low level WC, pedestal wash front, eaves storage, two radiators, walk through to: hand basin, radiator.

SITTING ROOM - 4.58 x 4.58 (15'0" x 15'0") - French doors to radiator, built in wardrobes, door to: the rear garden, window, radiator.

KITCHEN - 4.57 x 3.12 (14'11" x 10'2") - Window to front, door to the rear aarden, one and half bowl sink unit, mixer tap, Quartz work surfaces with cupboards and drawers below, built in dishwasher, space for fridge/freezer, space and plumbing for washing machine, space for cooker, BEDROOM SIX (Dressing Room) - 4.04 x 2.82 (13'3" x 9'3") extractor hood, eye level cupboards.

FIRST FLOOR

radiator, built in wardrobe, door to:

EN SUITE SHOWER ROOM - Frosted window, fitted with front half of the garage is used for storage. three piece suite comprising, shower cubicle, pedestal The driveway offers parking for two vehicles. wash hand basin, low level WC, extractor, radiator.

BEDROOM THREE- 3.82 x 2.28 (12'6" x 7'5") - Window to rear, radiator, built in wardrobe.

rear, radiator, built in wardrobe.

BEDROOM FIVE - 2.63 x 2.20 (8'7" x 7'2") - Window to rear, AGENTS NOTE radiator, built in wardrobe.

FAMILY BATHROOM - Frosted window, fitted with a three

ENTRANCE HALL - Radiator, stairs to first floor landing, piece suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, extractor fan.

MASTER BEDROOM- 4.02 x 3.42 (13'2" x 11'2") - Window to

DRESSING AREA - 2.03 x 1.94 (6'7" x 6'4") - Window,

EN SUITE BATHROOM - Frosted window, fitted with a four piece suite comprising of panelled bath, low level WC, pedestal wash hand basin, shower cubicle, radiator, built in storage cupboard.

Currently used a Dressing Room, window to front, Velux window, loft access, radiator.

GARAGE & DRIVEWAY - Adjacent to the property is a BEDROOM TWO - 3.99 x 2.96 (13'1" x 9'8") - Two windows, single garage. This has been divided into two sections, the rear can be used as a study / office with power and lighting connected with personal door to the garden. The

OUTSIDE - The property has a deceptively spacious accommodation. garden with generous paved area providing an area for seating and entertaining. There is a raised lawn area with central path to the raised main flower bed areas, held BEDROOM FOUR - 3.36 x 2.23 (11'0" x 7'3") - Window to with sleepers. There is a side storage area & side access gate to the front of the property.

> Tenure - Freehold Council Tax Band - E Property Type - Detached

Property Construction - Brick with tiled roof Number & Types of Room – Please refer to floor plan Square Footage 1831 sq ft Parking - Garage (part converted) and driveway Utilities Electric Supply - Mains supply Water Supply - Mains supply Sewerage - Mains supply Heating - Gas central heating. Broadband - Ultrafast Full Fibre to cabinet is available Mobile Sianal/Coverage - Good

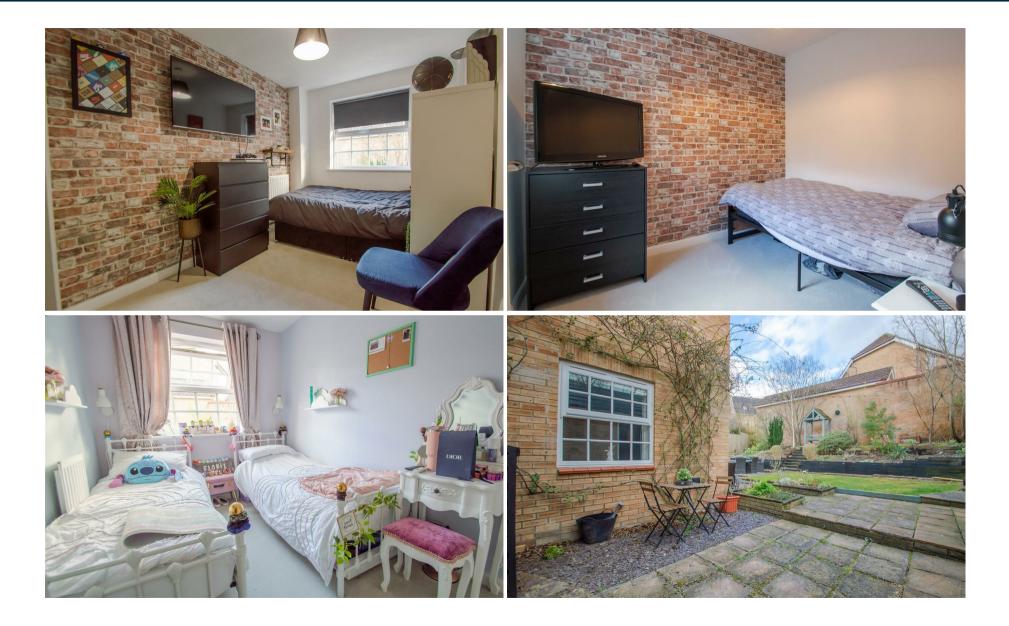
VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

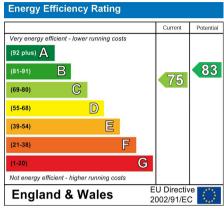
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the





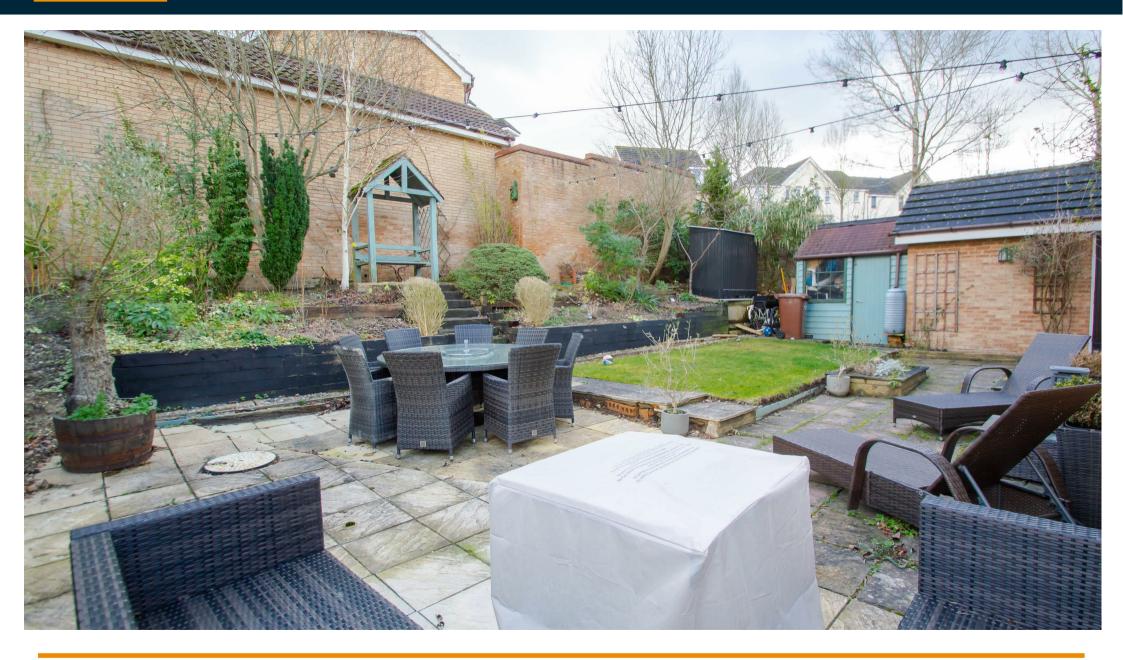














Total area: approx. 170.1 sq. metres (1831.2 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.