



Burton Hill, Withersfield, CB9 7SD



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- Four Bedrooms
- Beautiful Kitchen / Diner
- Master Bedroom With En Suite Facilities
- Stunning Rear Garden
- Double Garage With Driveway
- Study
- Commuting Distance To Cambridge
- Freehold
- Council Tax Band G

A truly impressive detached property conveniently located within the picturesque village of Withersfield. The property benefits from many fine features including a beautiful open plan kitchen/dining room, wonderful rear garden, double garage and driveway. (EPC Rating D)

 4  2  3

Guide Price £735,000





LOCATION

The charming and picturesque village of Withersfield with its fine church, village green and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (14 miles), M11 (10 miles), Saffron Walden (13 Miles) and Bury St Edmunds (15 miles).

GROUND FLOOR

ENTRANCE HALL Stairs to first floor, under stairs storage cupboard, Karndean flooring door to:

WC Obscure window, fitted with two piece suite comprising vanity wash hand basin, low-level wc and heated towel rail, extractor fan.

DINING ROOM 3.98m x 3.82m (13'1" x 12'6") Window to front, radiator, Axminster carpet, open plan to:

SITTING ROOM 6.16m x 3.82m (20'3" x 12'6") Window to side, french double doors to the garden, Ivett & Reed stone fireplace with Heta wood burner, Axminster carpet, two radiators.

STUDY 2.68m x 2.41m (8'10" x 7'11") Window to front, Karndean flooring, radiator.

KITCHEN/DINER 6.24m x 3.50m (20'6" x 11'6") max. A beautiful open plan room fitted with a matching range of base and eye level units with solid wood doors, Quartz worktop space over, sink with mixer tap, integrated fridge/freezer, dishwasher, recycling bin, eye level Neff electric double oven, five ring Bosch electric hob with extractor hood over. window to rear, two radiators, french double doors to garden, door to:

PANTRY ROOM 2.36m x 2.16m (7'9" x 7'1") Window to front, radiator. Fitted with base and eye level units, wine cooler.

DOUBLE GARAGE 5.07m x 5.00m (16'8" x 16'5") Two Up and over doors, power and lighting connected, range of units, stainless steel sink, plumbing for washing machine. Recently re-fitted Oil boiler is located in the garage.

FIRST FLOOR

LANDING Dual aspect windows, radiator, door to:

BEDROOM 1 4.02m x 3.82m (13'2" x 12'6") Window to rear, radiator, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising double shower enclosure with Aqualiser digital shower, vanity wash hand basin, low-level WC and heated towel rail, extractor fan, obscure window. <

BEDROOM 2 4.03m x 2.94m (13'3" x 9'8") Window to rear, radiator, range of fitted wardrobes.

BEDROOM 3 4.03m x 2.46m (13'3" x 8'1") max. Window to front, radiator, double door to wardrobe.

BEDROOM 4 3.18m x 2.26m (10'5" x 7'5") Window to front, radiator, double door to wardrobe.

BATHROOM Fitted with three piece comprising panelled bath with hand shower attachment, wash hand basin and low-level WC, heated towel rail, extractor fan, obscure window, tiled flooring, under floor heating.

OUTSIDE The property has a truly stunning, unoverlooked rear garden which is of a generous size and a notably feature of the property. On leaving the property there is a paved patio area overlooking the garden, this provides an ideal area for seating and entertaining. There is a large lawn area central to the garden with a range of fully stocked raised beds bordering the lawn. There is side access leading to the front of the property.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - G

Property Type - Detached

Property Construction - Brick with tiled roof

Property is located in a Conservation area

Number & Types of Room - Please refer to floor plan

Square Footage 1754 sq ft

Parking - Double garage and driveway

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Oil fired central heating to radiators, wood burning stove in the Sitting Room.

Broadband - Superfast Fibre Broadband to cabinet broadband is available

Mobile Signal/Coverage - Limited

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 accommodation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(62 plus)	A		75
(51-61)	B		
(39-50)	C	65	
(29-38)	D		
(19-28)	E		
(9-18)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Local Authority - West Suffolk



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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.