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22 Shardlow Close, Haverhill, Suffolk, CB9 7RF

A larger than average, beautifully presented, modern house with a good size garden located in a traffic-free position on one of the most popular Hanchett Village developments. Available Mid March.

- Two Bedrooms
- Large Entrance Hall
- Brick Built Workshop
- Fitted Kitchen
- Good Size Rear Garden
- Available Mid March

£695 pcm

GROUND FLOOR

ENTRANCE HALL

3.20m(10'6") x 3.12m(10'3") max An L-shaped room with feature circular window to the front, radiator, wood laminate flooring, door to sitting room and to :

KITCHEN / BREAKFAST ROOM

3.15m(10'4") x 2.36m(7'9") max Window to rear, fitted with a range of mtching base and eye-level storage units with rolled edge worktop space over, single sink unit, wall-mounted Combi gas-fired boiler, cooker point, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, radiator.

SITTING ROOM

4.57m(15'0") x 3.66m(12'0") max Window to front and French double doors to rear, under-stairs storage cupboard, radiator.

FIRST FLOOR LANDING

. Window to front, airing cupboard, doors off to :

BEDROOM ONE

4.52m(14'10") x 2.51m(8'3") max Windows to side and front, built in wardrobe cupboard, radiator.

BEDROOM TWO

2.87m(9'5") x 2.51m(8'3") max Window to rear, built in wardrobe cupbooard, radiator.

BATHROOM

. Window to front, fitted with a three piece suite comprising panelled bath with shower, wash hand basin and low-level WC, radiator.

OUTSIDE

The property is set in a pleasant traffic-free location on a footpath off Shardlow Close with a small lawned front garden leading to the front door. The rear garden is larger than average and is mainly lawned with a paved patio area. A gated pedestrian access

leads to the parking area with allocated space. There is a brick workshop / storage shed attached to the property accessed from the rear garden with a second door to the front and power and light connected.

VIEWINGS

By appointment through the Agents.