



Bunn Close, Little Wrattling, Haverhill
£550,000 Freehold



General Information

2 Bunn Close is a beautifully presented and spacious family home situated on the recently constructed Parklands Development.

The property enjoys a fantastic full width kitchen/dining/family room with French doors to the garden making it ideal for families and entertaining.

Upstairs there are four double bedrooms with an en-suite shower room to the master and a family bathroom.

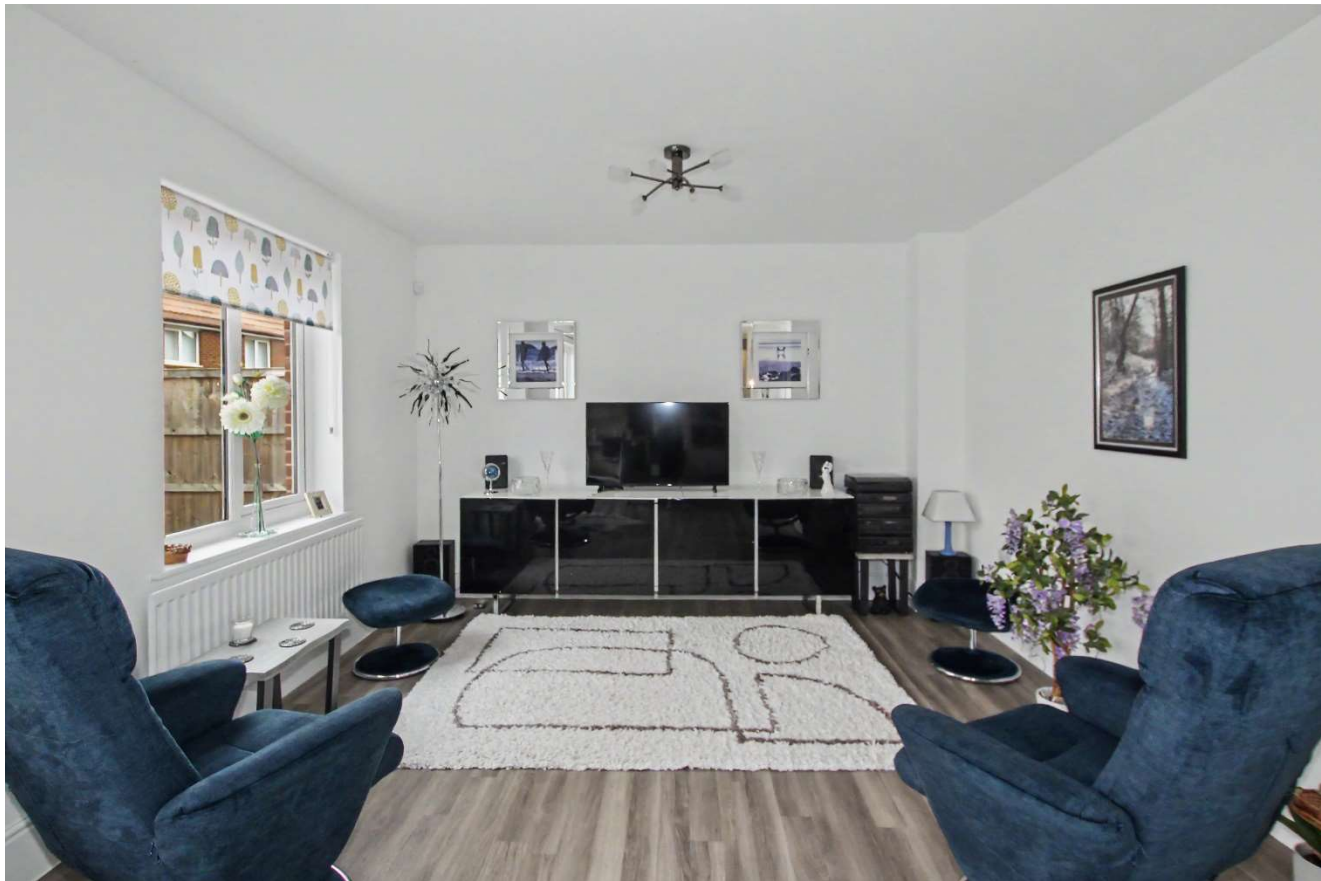
Both floors enjoy their own central heating through a gas fired split level system.

There is the added benefit of a double garage and driveway and low maintenance front and rear gardens.

NHBC Certificate until 2033

We have been informed by the vendor that there is a Site Management Fee which is currently £273.00 per year. All interested parties must confirm these details with their legal representative.





2 Bunn Close, Haverhill, Suffolk CB9 7UP

Accommodation Comprises:

Part glazed entrance door to:

Entrance Hall: Stairs to first floor, personal door to garage, doors to:

Ground Floor Cloakroom: Extractor fan, low level WC, wash hand basin with tiled splash back, radiator

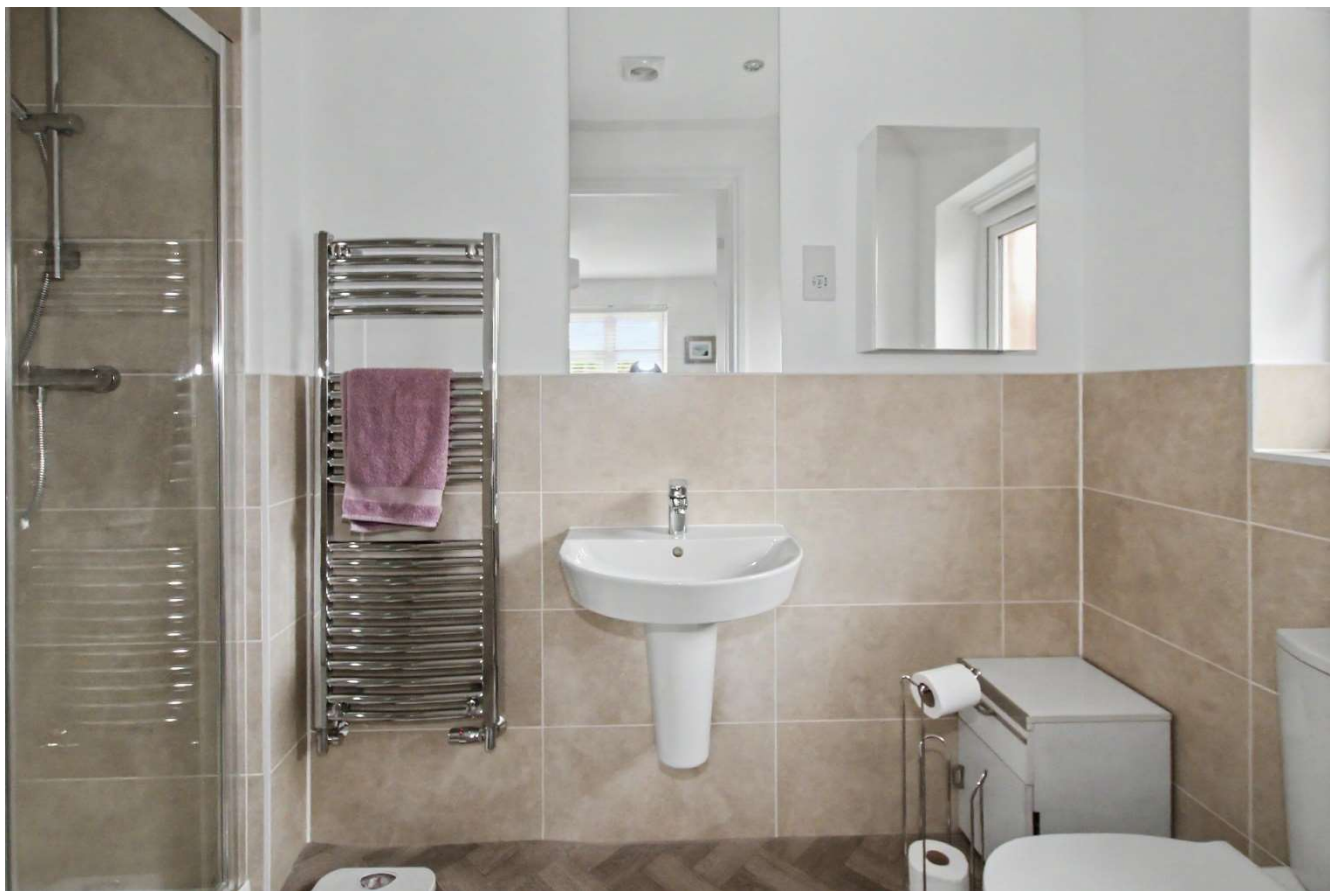
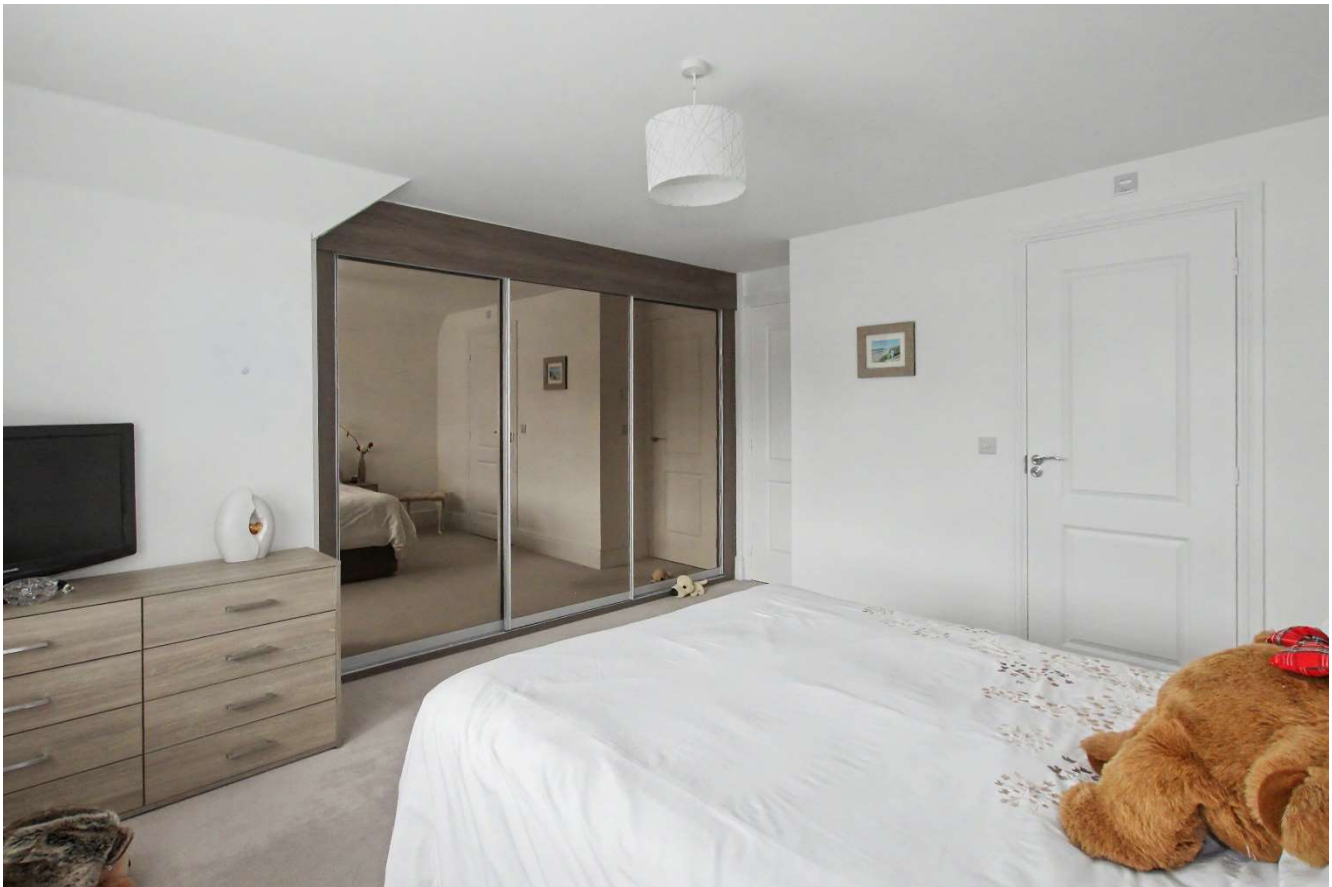
Lounge: 17'2 x 12'0 (5.26m x 3.66m)

Double glazed window to front elevation, feature fireplace, radiator

Open Plan Kitchen/Diner/Family Room: 34'4 x 12'0 (10.46m x 3.65m): Two double glazed windows to rear elevation, French doors and side panels to rear garden, built in storage cupboard, kitchen fitted with stainless steel sink unit, four ring gas hob with extractor above, eye level double oven, built in fridge/freezer and dishwasher, water softener to remain, two radiators, door to:

Utility Room: 7'3 x 5'8 (2.24m x 1.79m)

Part glazed door to side elevation, fitted with stainless steel sink unit, wall and base level units, plumbing for washing machine, under stairs storage cupboard, access to loft space





Landing

Access to loft, cupboard housing hot water cylinder, doors to:

Bedroom One: 14'9 x 14'6 (4.49m x 4.45m)

Double glazed window to front elevation, radiator, range of built in wardrobe cupboards, radiator, door to:

En-Suite:

Double glazed window to side elevation, part tiled walls complimenting suite comprising low level WC, wash hand basin, shower cubical with glazed splash screen, extractor fan, ladder style radiator

Bedroom Two: 12'2 x 9'3 (3.73m x 2.84m)

Double glazed window to rear elevation, radiator

Bedroom Three: 11'1 x 9'3 (3.39m x 2.84m)

Double glazed window to rear elevation, radiator, range of fitted wardrobes

Bedroom Four: 10'6 x 7'1 (3.2m x 2.16m)

Double glazed window to front elevation, radiator

Bathroom:

Double glazed window rear elevation, tiled walls with suite comprising low level WC, wash hand basin, panelled bath shower over, ladder style radiator

EXTERIOR

The property is approached via an independent driveway leading to a double garage with up and over door, light and power connected.

The front garden is laid to lawn with hedging to borders.

Side pedestrian access leads to the rear garden which is laid to lawn with paved patio area and fencing to boundaries.





ADDITIONAL INFORMATION

Local Authority – West Suffolk Council

Council Tax - E

WE HAVE FOR YOUR CONVENIENCE A MORTGAGE ADVISOR TO OFFER FREE AND INDEPENDENT MORTGAGE ADVICE

AGENTS NOTE

None of the services, appliances or heating installations have been tested by the selling agent. Fixtures and fittings are excluded unless specifically mentioned. Items in photographs are not necessarily included. Floorplans are produced for illustration purposes only and are in no way a scale representation of the accommodation. All dimensions are approximate

As the sellers agents, we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.