



## 11 Burton Hill, Withersfield, Haverhill, CB9 7SD

£425,000

- Desirable Suffolk village
- Two bathrooms
- Enclosed main garden overlooking green
- Largely extended accommodation
- Heart-of-home kitchen/breakfast room
- Off-road parking & timber workshop
- Four well-proportioned bedrooms
- Rear sitting room & dining area
- Double glazing and central heating



## 11 Burton Hill, Withersfield, CB9 7SD

An extended four bedroom village home offering well-proportioned accommodation and a layout suited to modern family life. The property enjoys a generous, well-enclosed garden overlooking a pleasant green, with open fields beyond the cul-de-sac. Set within the desirable Suffolk village of Withersfield, it combines a peaceful setting with easy access to nearby towns and commuter routes.



Council Tax Band: C



### Withersfield

Withersfield is a well-positioned Suffolk village, located approximately 2 miles from Haverhill, 12 miles from Newmarket, 18 miles from Cambridge, and around 25 miles from London Stansted Airport. The village offers a quieter residential setting while remaining well connected to key commuter routes. Local amenities include a village public house and village hall, with a wider range of shopping, schooling and leisure facilities available in nearby towns, making Withersfield a practical choice for those looking to combine village living with straightforward access to regional centres.

### The property

Situated within the desirable Suffolk village of Withersfield, this extended semi-detached property occupies an attractive position, overlooking a pleasant open green to the front, with open fields beyond the cul-de-sac to the rear.

The house has been extended over time, creating a layout that works well for modern living. The kitchen/breakfast room forms the heart of the home, providing good storage, ample worktop space and room for everyday dining.

To the rear of the property, the sitting room enjoys views across the garden, with a feature fireplace as its focal point. This space is open plan to the dining area via an archway, creating a natural flow well suited to both everyday living and entertaining. To the front, a study area overlooks the green and provides useful flexibility, ideal for home working or quieter use.

A utility room, accessed from the side of the property, houses the oil-fired boiler and offers additional storage, while a ground floor shower room adds everyday convenience.

On the first floor, there are four bedrooms, all of good proportions, along with a family bathroom. The main bedroom benefits from built-in storage, with the remaining rooms suitable for family use, guests or home working.

Outside, the property benefits from two distinct garden areas. The largest section is positioned to the front of the house, overlooking the green and well enclosed, giving it a good degree of privacy despite the open aspect. This main garden is laid predominantly to lawn with a paved terrace, providing an excellent space for seating, entertaining and everyday use.

To the rear of the property, the garden backs onto the cul-de-sac and provides a more practical outdoor space. This area incorporates off-road parking for a couple of vehicles, along with a timber workshop/shed, offering useful storage or workspace.

Overall, this is a well-positioned village home offering flexible internal space, appealing outlooks to both front and rear, and a balanced combination of garden space, parking and further potential, set within a popular and well-regarded Suffolk location.

### Viewings

By appointment with the agents.

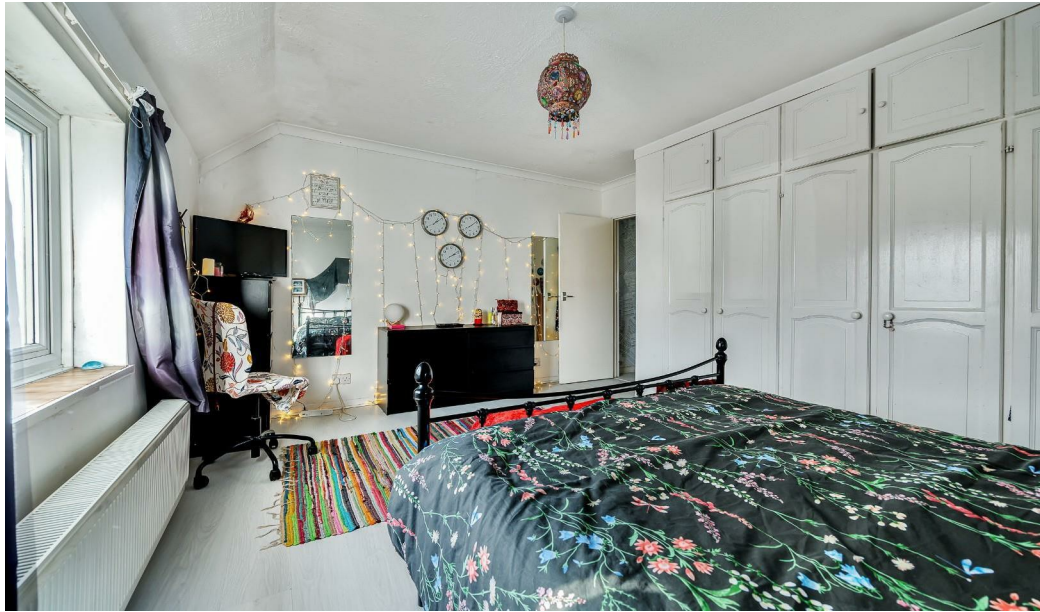
### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
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.

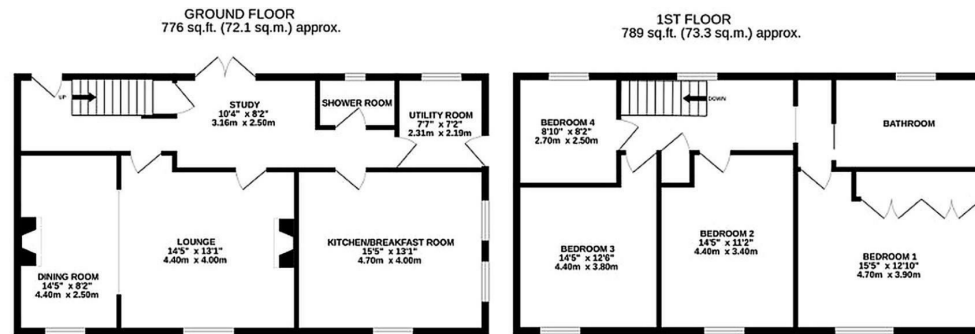












**Jamie Warner Estate Agents**

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

