

Balmforth

Estate Agents, Valuers & Letting Agents



Elmhurst Close , Haverhill, Suffolk , CB9 8EQ

BALMFORTH (Haverhill) are delighted to offer to market this exceptionally well maintained, ideally located three bedroom mid terrace house in popular Elmhurst Close, Haverhill. The property comprises, light and airy lounge, kitchen/diner, day room, downstairs cloakroom, three bedrooms and family bathroom with front and rear gardens, garage. VIEW NOW! to avoid disappointment

£235,000

- 3 BEDROOM MID TERRACED HOUSE
- BEAUTIFULLY PRESENTED
- LOUNGE, KITCHEN/DINER
- MULTI-FUEL BURNER
- GAS FIRED CENTRAL HEATING



YOU WILL LOVE

The fact that the property is exceptionally well maintained and offers versatile family accommodation and that it is ready to move into without lifting a finger. The extension provides a more living space with a variety of uses.

WE LOVE

That the property is in a quiet cul-de-sac position whilst being only a five minute walk from the town centre and the facilities it offers.

ENTRANCE

The property is entered via the front porch with uPVC double aspect, double glazed windows and door. Radiator.

LOUNGE

14' 08" x 13' 02" (4.47m x 4.01m)

A light and airy room benefitting from an multi-fuel burner with marble plinth and surround. uPVC double glazed window to front aspect. stairs to first floor landing. 2 x radiators.

KITCHEN/DINER

9' 11" x 14' 08" (3.02m x 4.47m)

Beautifully presented and extensively fitted with a range of wall mounted and base level units beneath roll-edge work surfaces. Inset granite sink and drainer with mixer tap over, built in Neff dishwasher, fridge freezer, double oven, four ring gas ring hob with extractor over. Inset spotlighting, understairs cupboard, tiled floor and radiator. The dining area has space for a table and chairs.

DAY ROOM

9' 4" x 7' 3" (2.84m x 2.21m)

A versatile space, with French doors leading to the garden. Tiled flooring, radiator and door to cloakroom

CLOAKROOM

With obscured uPVC double glazed window to rear aspect. Boasting a range of wall mounted units beneath roll-edge worktops, with space and plumbing for washing machine, low level WC and vanity wash hand basin.

FIRST FLOOR LANDING

The first floor landing gives access to the loft space with loft ladder, as well as the three bedrooms and family bathroom.

FAMILY BATHROOM

The modern bathroom has a three piece suite comprising panelled bath with glass screen and thermostatic shower over, low level WC, with vanity wash hand basin. Wood effect flooring and fully tiled walls. Obscured uPVC double glazed window to rear aspect. There is a heated towel rail and inset spotlighting.

MASTER BEDROOM

14' 4" x 8' 5" (4.37m x 2.57m)

A generous master bedroom with uPVC double glazed window to the front aspect. Triple wardrobe to remain. Radiator.

BEDROOM TWO

8' 5" x 9' 5" (2.57m x 2.87m)

A second double room with uPVC double glazed window to rear aspect. Fitted wardrobe and airing cupboard with radiator.

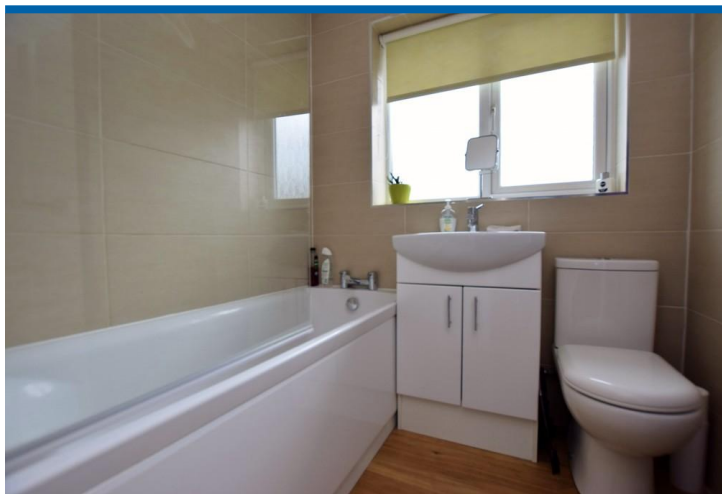
BEDROOM THREE

10' 1" x 5' 11" (3.07m x 1.8m)

With a uPVC double glazed window to the front aspect. Wall mounted combi boiler providing domestic hot water and heating.

EXTERNALLY

To the front the front garden is predominantly shingled with shrub borders and pathway to the front door. To the rear the garden mainly laid to lawn and fully enclosed by wooden panel fencing. There is a wood store, outside tap and lighting. There is gated access to the driveway. The detached garage has and up and over door with power and light connected.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Balmforth Estate Agents

12 High Street

Haverhill

Suffolk

CB9 8AR

www.balmforth.co.uk

sales@balmforth-hav.co.uk

01440707976

FLOOR PLAN TO GO HERE

EPC GRAPH TO GO HERE

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