



JAMIE WARNER  
— ESTATE AGENTS —



## 3 Barsey Close, Haverhill, CB9 7TS

Guide Price £525,000

- Lovely Private Cul De Sac
- En Suite & Family Bathroom
- Conservatory
- Cambridge Side Of Town
- Three Double Bedrooms
- Spacious Kitchen/Breakfast Room
- Double Garage & Driveway
- Two Generous Reception Rooms
- Sitting Room
- Lovely Rear Garden With Woodland

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## 3 Barsey Close, Haverhill CB9 7TS

This beautiful single storey home is situated in an exclusive private cul de sac over looking a residents' owned green.

The spacious interior comprises three double bedrooms, with the main bedroom boasting an en suite. There's also a lovely kitchen/breakfast room, dining room and sitting room that opens up into a conservatory for enjoying the view out to the rear garden, which has it's own wooded area.

The generous plot continues to the front where you'll find a double garage and a driveway providing parking for several vehicles.



Council Tax Band: E



### Entrance Hall

Radiator, laminate flooring, door to built-in cupboard housing a wall mounted gas boiler serving heating system and domestic hot water, immersion tank.

### WC

Window to side, fitted with a two piece suite comprising a wall mounted wash hand basin with tiled splashback and WC, radiator, laminate flooring.

### Kitchen/Breakfast Room

11'7" x 15'3"

Fitted with a matching range of base and eye level units with round edged worktops, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye level electric double oven, built-in four ring gas hob with pull out extractor hood over, window to front, window to side, radiator, door to garden.

### Dining Room

17'9" x 10'1"

Window to rear, radiator, double doors into the sitting room.

### Sitting Room

13'6" x 18'1"

Feature fireplace with timber mantle over, two radiators, french double doors to conservatory door to hallway.

### Conservatory

7'0" x 12'0"

Half brick and Upvc double glazed construction, pitched roof, door to garden, laminate flooring, power and lighting connected.

### Bedroom 1

13'6" x 11'3"

Window to rear, range of fitted wardrobes, overhead storage and bedside tables, radiator, door to:

### En-suite

Fitted with a three piece suite comprising a vanity wash hand basin with mixer tap, tiled double shower enclosure with fitted power shower and glass screen, low-level WC, heated towel rail, shaver point and light, window to rear.

### Bedroom 2

11'7" x 10'0"

Window to front, range of fitted wardrobes and bedside tables, radiator.

### Bedroom 3

11'7" x 10'0"

Window to front, fitted triple wardrobes, radiator.

### Bathroom

Fitted with a four piece suite comprising a panelled bath with independent electric shower over and glass screen, vanity wash hand basin with mixer tap, bidet and low-level WC, tiled splashbacks, window to side, radiator.

### Outside

The property enjoys a generous west facing garden which has been beautifully landscaped by the current vendors. The main garden is laid to lawn and this bordered by an array of mature flower and shrub displays along with small trees. A paved area lies immediately from house with a gated access on one side leading to the front. A laurel hedgerow beyond the main lawn hides a "secret garden" a gate within the hedge provides access. Here you will find a further lawned area, paved patio and timber summer house providing a pleasant area for seating. Beyond the lawn is a small wooded

area providing the garden with privacy.  
The front garden is mainly laid to lawn and is enclosed by mature hedgerows along with mature flower bed borders.

#### Double Garage & Driveway

A double garage lies to the front of the property with two up and over doors, power and light is connected and there is storage space within the eaves. A block paved drive provides ample parking for several vehicles.

#### Agents Note:

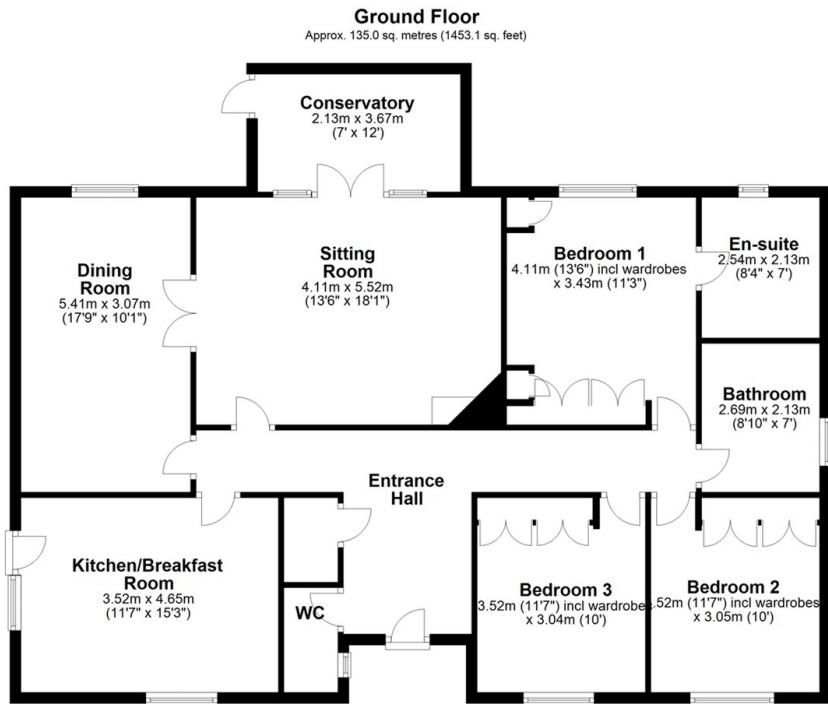
The private green opposite the property is owned by the residents of Barsey Close all having an equal share, cost of maintenance is split amongst the residents. Ask for more detail.

#### Viewings

By appointment with the agents.







Total area: approx. 135.0 sq. metres (1453.1 sq. feet)

## Viewings

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

Council Tax Band E

C

