JAMIE WARNER
ESTATE AGENTS

9 Tasman Road, Haverhill, CB9 0LG

Guide Price £460,000

- 6 Bedrooms
- Dining Room
- Gas Radiator Heating Throughout
- Garden Room
- Annexe/Secondary Accommodation
- Sitting Room
- Generous Off-Road Parking
- Modern Kitchen/Family Room
- Double Glazing
- Private Rear Garden

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SELF CONTAINED ANNEXE/HOUSE - TAKE A CLOSER LOOK. Located at the head of pleasant cul de sac is this extended 4 bedroom detached which benefits from a spacious two bedroom annexe/house. The main house enjoys a lovely kitchen/family room, two reception rooms and private rear garden. The Annexe/house benefits from two double bedrooms, modern fitted kitchen, downstairs shower room and first floor bathroom.

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Council Tax Band: D

THE PROPERTY
9 Tasman road was originally a four bedroom detached family house which has been extended by the current owners. The main house now enjoys an extended sitting room, kitchen/family room and generous main bedroom with en suite. The property enjoys a private low maintenance rear garden and there is the addition of a garden room which is currently used as a relaxing room but could make a great home office as power and light is connected.

Annexe/Two Bedroom House
A spacious two bedroom Annexe/House is attached with all amenities including a sitting room, fitted kitchen, downstairs shower and first floor bathroom. The property has gas central heating with its own independent gas boiler.

The property is ideal for two families looking for a property in which to co-inhabit but with total privacy and Independence or could provide a great source of income as rental property. We would expect the property to achieve a figure in the region of £800 to £850 per calendar month.

Ground Floor
Entrance Door to, open plan to dining room, door giving access to separate Annexe/House.

Dining Room
11'8"
Window to front, window to side, radiator, wooden flooring, stairs to first floor, door to:

WC
Window to front, fitted with a two-piece suite comprising a vanity wash hand basin with mixer tap and tiled splashbacks, low-level WC and heated towel rail.

Family Room
10'11"
Tiled flooring, open plan to Kitchen, French doors to rear garden, built-in storage cupboard.

Kitchen 5.03m (16'6") max x 2.41m (7'11")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, window to front, wooden flooring, double door to Storage cupboard with plumbing for washing machine and a wall mounted boiler serving heating system and domestic hot water.

max Sitting Room
13'1"
Window to side, two radiators, French doors to rear garden.

First Floor

Landing
Built-in cupboard housing the hot water cylinder, door for landing providing access to Annexe.

Bedroom 1 5.88m (19'3") x 3.04m (10')
Window to rear, radiator, door to:

En-suite
Fitted with a three-piece suite comprising a vanity wash hand basin with mixer tap, tiled shower enclosure with fitted power shower over and glass screen, low level WC, heated towel rail, full height tiling to all walls, window to side.

Bedroom 2 3.75m (12'4") x 2.45m (8')
Window to front, radiator, over-stairs storage cupboard.

Bedroom 3 3.43m (11'3") max x 2.49m (8'2")
Window to front, radiator, range of fitted wardrobes,

Bedroom 4 2.62m (8'7") x 2.45m (8')

Window to rear, radiator.

Main Bathroom
Fitted with a four-piece suite comprising panelled bath with mixer tap, vanity wash hand basin with mixer tap, double shower with fitted power shower over and glass screen, low-level WC, tiled splashbacks, heated towel rail, window to side.

Annexe/House Accommodation

Annexe Kitchen
10'4"
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl ceramic sink unit with single drainer, stainless steel swan neck mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, window to front, stairs to first floor.

Inner Hallway

Door to:

Annexe Shower Room
Fitted with a three-piece suite comprising a tiled double shower enclosure with fitted electric shower over with glass screen, pedestal wash hand basin, low-level WC , heated towel rail, tiled flooring.

Annexe Sitting Room 4.32m (14'2") max x 3.55m
French doors to rear garden, two radiators.

Annexe Bedroom 1 3.16m (10'4") x 3.05m (10')

Annexe Bedroom 2 3.55m (11'8") x 3.15m (10'4"

Window to front, radiator.

Annexe Bathroom
Fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, window to side.

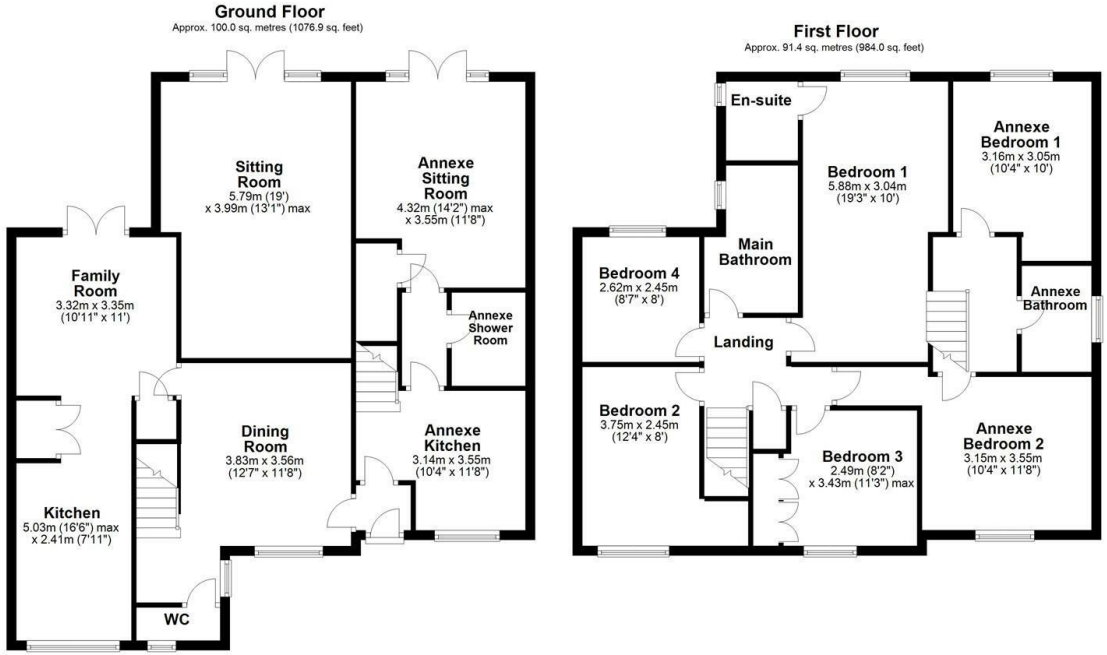
Outside
The rear garden has a composite decking area immediately from the house and this runs the span of the house to a paved patio area which is accessed via the family room. The garden steps up to an extensive patio providing a great area for seating and entertaining. French doors lead into a purpose built garden room which is currently used for relaxing but could be used as home office or games room. The room has numerous power sockets and ceiling spotlights and a window to the side providing natural light.

A gated access to the side of the property leads to the front.

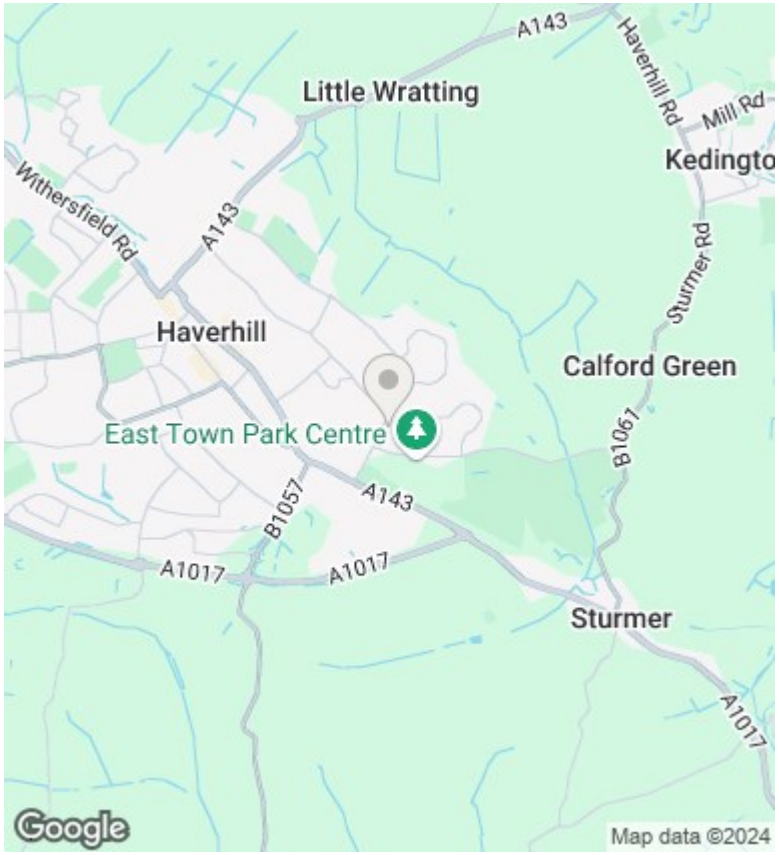
Off-Road Parking
A block paved driveway provides off-road parking for several vehicles.

COUNCIL TAX BAND (D)

Viewings
By appointment with the agents.



Total area: approx. 191.5 sq. metres (2060.9 sq. feet)



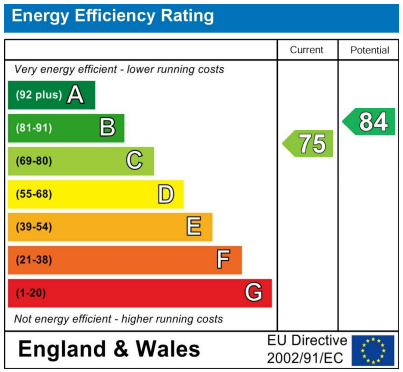
Directions

Viewings

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

Council Tax Band

B



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