



EXCLUSIVE LISTING

FRIAR CLOSE, HAVERHILL



Guide Price: £450,000

This is a superbly presented, rarely available 5 bed link-detached family home.



5 Beds



2 Rec



2 Bath

Features

- ✓ Extended Family Home
- ✓ Fitted Kitchen
- ✓ New Flooring Throughout
- ✓ Ensuite Shower
- ✓ Utility Room
- ✓ Underfloor Heating

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EXCLUSIVE NEW LISTING

This property has been superbly finished and must be viewed

We are pleased to present this superbly presented rarely seen 5 bed link-detached family home. The property has been finished to a high standard and comprises of lots of versatile living space. Enter the property through the original wooden door, which is part glazed you enter the spacious hallway, to the right you enter the:

Accommodation Comprises:

Composite part glazed entrance door leading to entrance porch, with coat racks, and with 2 windows, which make this a light and welcoming entrance.

Reception Hall

French doors leading from porch to the entrance hallway with tiled stone effect flooring that leads to the large kitchen diner. Under stairs storage cupboard, and door on left into the cloakroom. Stairs leading to first floor.

Ground Floor Cloakroom

Tiled flooring runs seamlessly into this modern updated room, suite comprising low level WC, vanity wash hand basin with cupboards beneath.

Lounge 17'x 10'9 (5.18m x 3.28m)

Double glazed window to front aspect, TV point, Radiator.

Kitchen/Dining Entertaining 20'10 x 23'45 (7.10m x 6.07m) Max

This fabulous 'L' Shaped room has been extended creating a large Kitchen, Dining, and lounge area. Tiled flooring continues, with large tall back wall units comprising integral appliances, with double oven. Electric Hob. Window to rear aspect, and French doors leading to the terraced area. Underfloor heating runs throughout the kitchen, dining room, and utility room 1.

Utility Room

8'11 x 5'6 (2.72m x 1.68m)

Double glazed window and door to rear aspect, radiator, tiled floor.

Landing

Double glazed window to side aspect, Gallery landing with large open feel. Access to loft.

Bedroom One/ En-suite

15'5 x 8'11 (4.7m x 2.72m)

Double glazed window to front aspect, radiator, walk in dressing area, which then leads to a fabulous newly finished en-suite (wet room). 2 roof lights, double sink, large shower, tiled floor to ceiling, underfloor heating.

Bedroom Two 10'11 x 7'9 (3.33m x 2.36m)

Double glazed window to front aspect, radiator.

Bedroom Three

11' x 8'6 + door recess (3.35m x 2.59m)

Double glazed window to rear aspect, radiator.

Bedroom Four 9'2 x 9'1 (2.79m x 2.77m)

Double glazed window to rear aspect, radiator.

Bedroom Five 9'1 x 7'2 (2.77m x 2.18m)

Double glazed window to front aspect, radiator.

Family Bathroom

Suite comprising pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower above, tiled floor to ceiling, low level WC.

Exterior

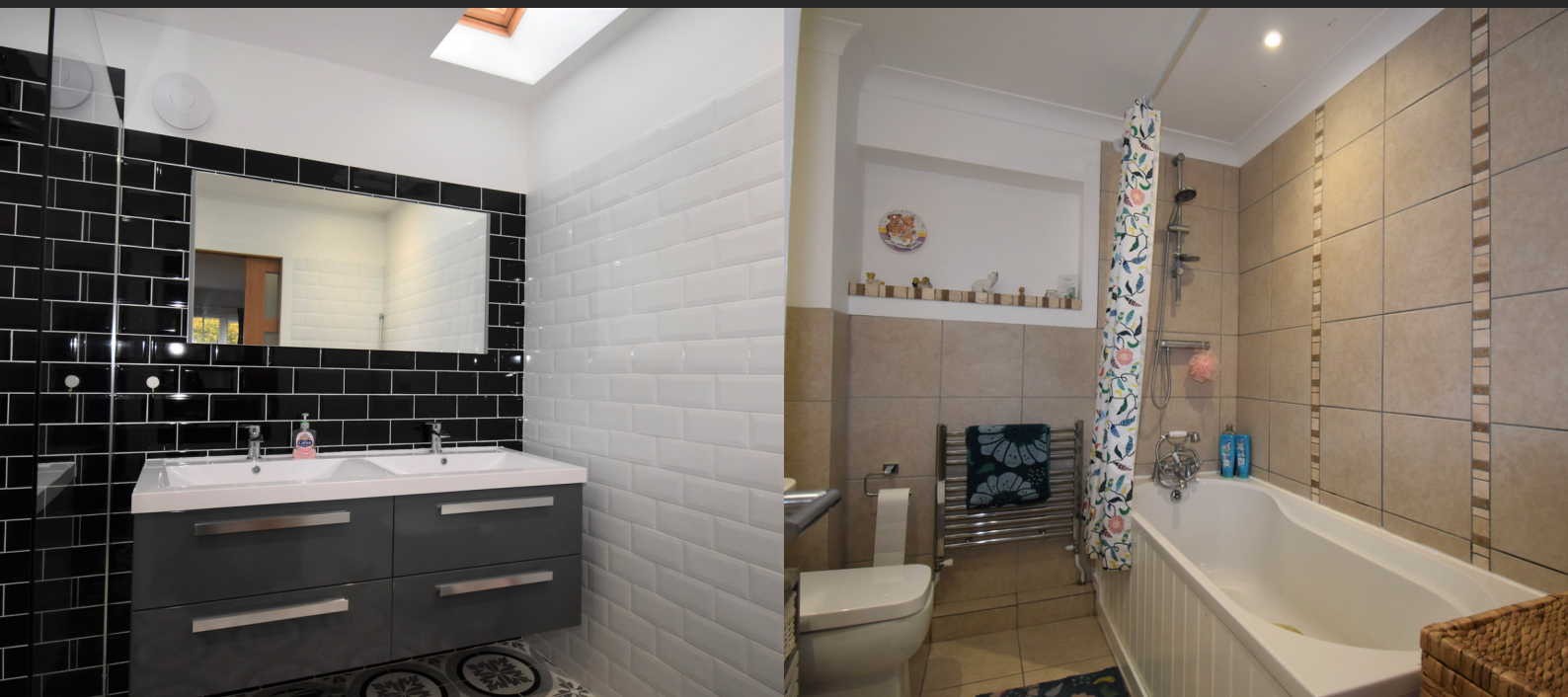
Front: The front garden is a mixture of lawn and driveway with parking for 2 vehicles.

Integral Garage: Electric roller door, power and lighting. The current owners have recently added a partition wall, to extend the utility area, which now has further plumbing for appliances, although this could easily be put back to a full-length garage.

Rear Garden: Exterior power point and tap, paved patio area with retaining wall, raised flower & shrub borders, steps up to lawn area, part walled to boundaries, access to on the right leading to side access to front with wooden shed for storage and gate to the driveway.

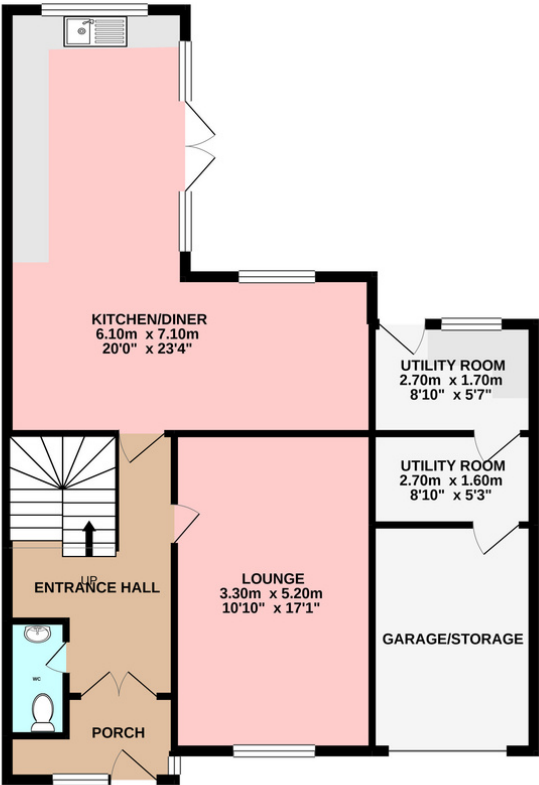
Haverhill is a traditional market town which still holds one every Friday and Saturday. The main high street has a number of shops with some well-known high street names. There is a great leisure centre along with Cineworld and restaurants. Good access roads to Cambridge and Bury St Edmunds, and the M11 motorway can be reached in approximately 20 minutes.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

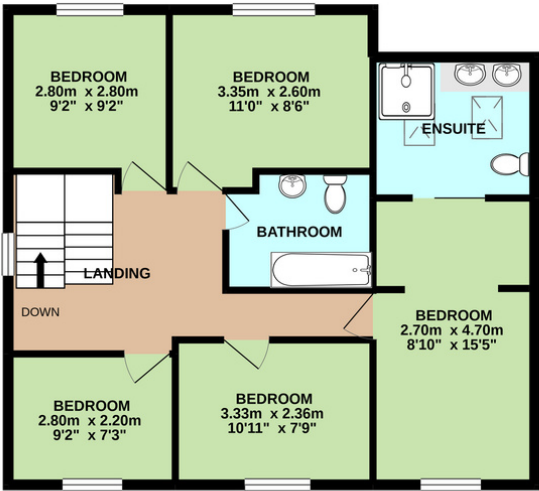




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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