

Bychoice

ESTATE AGENTS



Signal Way, Haverhill

£335,000

Property Summary

Welcome to this stunning three-bedroom detached home, built in 2021, situated in a highly sought-after location close to excellent schools and local amenities. Tucked away in a quiet, private position, this property offers modern living with thoughtful design and stylish finishes throughout.

**THREE BEDROOMS
CONSTRUCTED IN 2021
CLOSE TO SCHOOLS
EV CHARGING POINT
BATHROOM & WC
FULLY INTEGRATED KITCHEN**



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ENTRANCE HALL

As you approach, you'll find parking for two vehicles and the convenience of an EV charging point. Stepping inside, the spacious entrance hall sets the tone for the rest of the home, with its light-filled interiors and contemporary style. A ground-floor WC adds practicality for busy family life.

WC

The heart of the home is the kitchen/diner, featuring a sleek range of base and eye-level units with durable worktops and integrated appliances, including an oven, hob, fridge/freezer, washing machine, and dishwasher. Dual-aspect windows flood the room with natural light, while ample space allows for a dining table, creating the perfect space for family meals or entertaining.

LOUNGE

18'4" x 7'5" (5.59 m x 2.26 m)

The lounge is equally impressive, offering a bright and airy feel, with French doors opening onto the garden, seamlessly blending indoor and outdoor living.

KITCHEN/DINER

19'2" x 9'11" (5.84 m x 3.02 m)

Upstairs, the first floor boasts three generously sized double bedrooms. One bedroom includes built-in wardrobes for added storage, while the family bathroom offers a modern suite, perfect for relaxation.

LANDING

The rear garden is a true highlight of this property. It features a large decked area with inset LED lighting, ideal for evening gatherings, a generous lawn enclosed by secure fencing, and a timber shed equipped with light and power. Gated side access adds to the convenience.

In summary, this is a beautifully designed and versatile modern home in a popular location, ready to welcome its new owners. Don't miss the opportunity to make it yours!



BEDROOM ONE

9'0" x 9'8" (2.74 m x 2.95 m)



BATHROOM



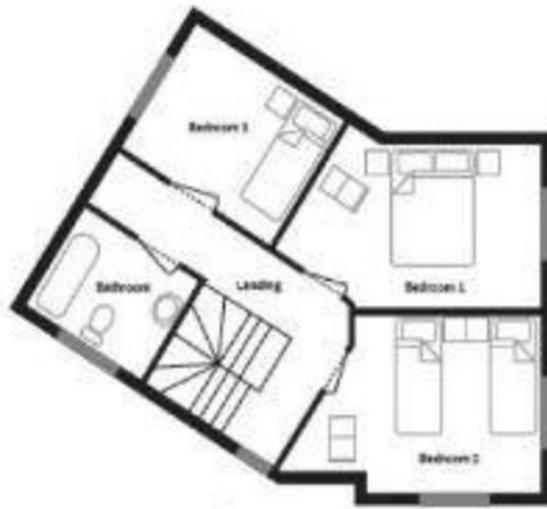
BEDROOM TWO

9'10" x 10'8" (3.00 m x 3.25 m)

BEDROOM THREE

8'1" x 10'1" (2.46 m x 3.07 m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Additional Information

Tenure: Freehold

Council Tax Band: C

Local Authority: West Suffolk Council

Post Code: CB9 0BX

Viewings by appointment only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.