



Burton Hill, Withersfield, Haverhill, CB9 7SD

welcome to

Burton Hill, Withersfield, Haverhill

Nestled in the sought-after village of Withersfield, this spacious four-bedroom semi-detached home is perfect for family life or those looking to enjoy a quieter countryside setting. Boasting a bright lounge, kitchen/diner and generous garden, with excellent community amenities nearby.



Entrance Hall

Door to front aspect. Stairs rising to the first floor. Leads through to the office and lounge/diner.

Office

10' 5" x 8' 1" (3.17m x 2.46m)

Double doors to front aspect. Doors giving access to the lounge/diner.

Lounge / Diner

23' 6" max x 12' 4" max (7.16m max x 3.76m max)

Two windows to rear aspect. Brick built fireplace. Two radiators.

Kitchen / Diner

15' 1" x 12' 11" (4.60m x 3.94m)

Two windows to the side aspect and one to the rear aspect. Range of matching wall and base units with work surfaces over. Tiled splashbacks. Breakfast bar with seating. Induction hob, extractor and eye level double oven. Integrated dishwasher. Sink, drainer and mixer tap. Space for appliances. Radiator.

Utility Room

7' 6" + door recess x 7' 1" (2.29m + door recess x 2.16m)

Door to side aspect. Window to front aspect. Radiator.

Shower Room

Window to front aspect. Suite comprising WC, wash basin with vanity unit and illuminated mirror and shower cubicle. Radiator.

Landing

Window to the front aspect. Doors giving access to the bedrooms and bathroom.

Bedroom One

15' 3" max x 12' 10" max (4.65m max x 3.91m max)

Interobe. Window to rear aspect. Built in wardrobes. Radiator.

Bedroom Two

14' 4" max x 12' 5" max (4.37m max x 3.78m max)

Window to rear aspect. Radiator.

Bedroom Three

14' 5" max x 10' 10" max (4.39m max x 3.30m max)

Window to rear aspect. Radiator.

Bedroom Four

8' 10" x 8' 2" (2.69m x 2.49m)

Window to front aspect overlooking Burton Green. Radiator.

Bathroom

Window to front aspect. Generous size bathroom with the suite comprising WC, wash basin and bath. Radiator.

Front Garden

Generous size front garden overlooking a pleasant green. Pathway leading to entrance door. Laid to lawn with shrubs, large patio area and a pond.

Rear Garden

Laid to lawn with shed to remain.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Burton Hill, Withersfield, Haverhill

- ** GUIDE PRICE £385,000-£415,000**
- Semi-detached family home
- 4 Bedrooms
- Village location
- Off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£385,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108296 - 0016

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