



Downs Crescent, Haverhill, CB9 9LJ

CHEFFINS

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Haverhill,
CB9 9LJ

A stylish and extended semi-detached family home, situated in the centre of Haverhill and close to local amenities. Benefitting from many fine features including a beautiful open plan kitchen/family room with high-spec appliances and bi-fold doors, master bedroom with ensuite and a generous, unoverlooked rear garden. (EPC Rating C)

LOCATION

Haverhill is a thriving and popular market town and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more.

3 2 1

Guide Price £350,000





GROUND FLOOR

ENTRANCE HALL

Door to wc, stairs to first floor, under stairs storage, stone flooring, open to:

SNUG

Generous window to front, radiator, oak flooring, flows into:

LIVING ROOM

Fireplace with cast-iron wood burner, two radiators, oak flooring, built in storage unit housing media cables.

KITCHEN/FAMILY ROOM

A stylish and extended kitchen/family room featuring base and eye level units with granite worktop over, matching centre island with seating, integrated fridge/freezer, integrated washing machine, integrated dishwasher, AEG appliances including eye level oven, micro-combi oven, four ring hob with extractor over, wine cooler, coffee machine, one and half stainless steel bowl with mixer tap, stone flooring with underfloor heating, wall mounted tv points, bi-fold doors to rear garden.

WC

Two piece suite comprising low level wc, vanity hand wash basin, obscure window, extractor fan.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window to front, radiator, wall mounted tv points, access to ensuite:

ENSUITE

Three piece suite comprising low level wc, vanity hand wash basin, shower enclosure, heated towel rail, obscure window, enclosed by frosted glass.

BEDROOM TWO

Window to rear, radiator, fitted wardrobes with sliding doors.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, vanity hand wash basin, low level wc, obscure window, heated towel rail, extractor fan.

GARDEN

Immediate paved patio upon leaving the bi-fold doors, with the remainder of the garden being laid to lawn. Enclosed by timber fencing and hedging, with a pathway leading to the front of the property and side access gate.

PARKING

Bloc paving providing off-road parking for one vehicle.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure – Freehold

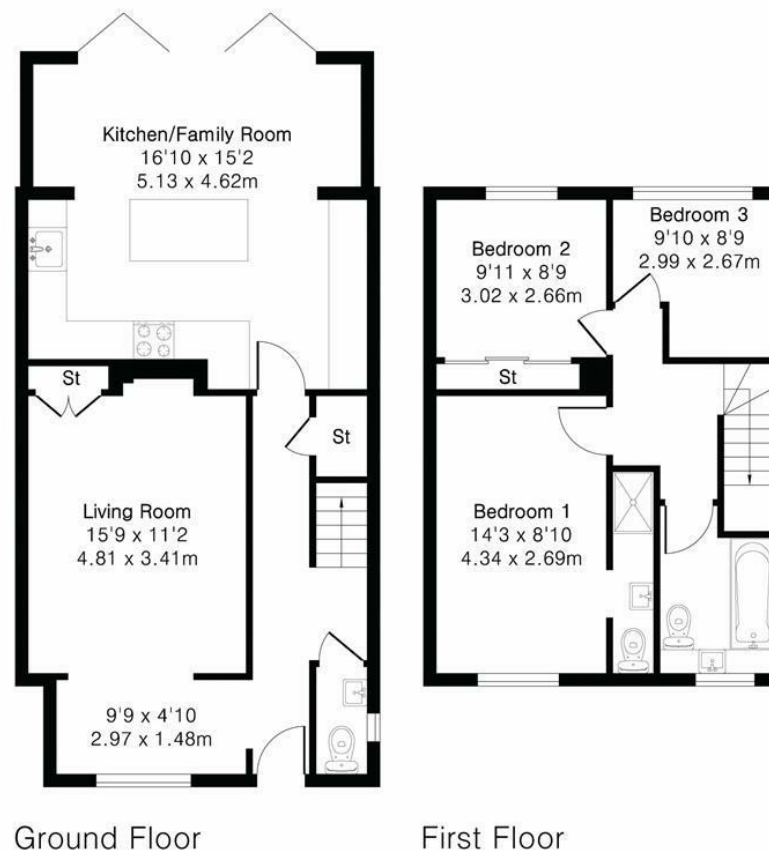
Council Tax Band – C

Local Authority – West Suffolk

Approximate Gross Internal Area 1045 sq ft - 97 sq m

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 423 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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