



Dutfield Close, Haverhill, CB9 9ED

CHEFFINS

Dutfield Close

Haverhill,
CB9 9ED

- Generously Proportioned Family Home
- Four Double Bedrooms
- Study
- Pleasant Cul De Sac Location
- 10 Year NHBC Warranty
- Double Driveway with Electric Vehicle Charger
- Integral Garage
- Solar Panels
- No Onward Chain
- EPC Rating A

A fantastic four bedroom detached home benefitting highly from it's desirable location, integral garage and driveway, ensuite to master bedroom, utility area and study/single fifth bedroom. 10 Year NHBC Warranty (EPC Rating A)

4 1 2

Guide Price £400,000





LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, 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 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, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



GROUND FLOOR

ENTRANCE HALL

Radiator, understairs storage, doors to:

LIVING ROOM

Window to front, radiator.

KITCHEN/DINING ROOM/UTILITY AREA

Fitted base and eye level units with worktop over, stainless steel sink with mixer tap, electric oven with four ring gas hob and extractor over, space for dishwasher, space for fridge/freezer, window to rear, French doors to garden, utility area with space for tumble dryer, plumbing and space for washing machine, door to integral garage, door to gym/storage room, door to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, obscure window.

GYM/STORAGE AREA

FIRST FLOOR

LANDING

Large storage cupboard, doors to:

BEDROOM ONE

Window to front, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, radiator, extractor fan, obscure window.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Window to rear, radiator.

BEDROOM FIVE/STUDY

Window to rear, radiator

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, obscure window, extractor fan.

OUTSIDE

The rear garden is predominantly laid to lawn, with a pathway to a timber built shed. Enclosed by timber fencing with a side access gate to the front of the property.

GARAGE AND DRIVEWAY

Up and over door, with power and lighting connected. Driveway providing off road parking for multiple vehicles.

AGENTS NOTE

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

The vendor has advised to us that the property has solar panels.

The vendor has advised the service charge is £185 per annum.

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.



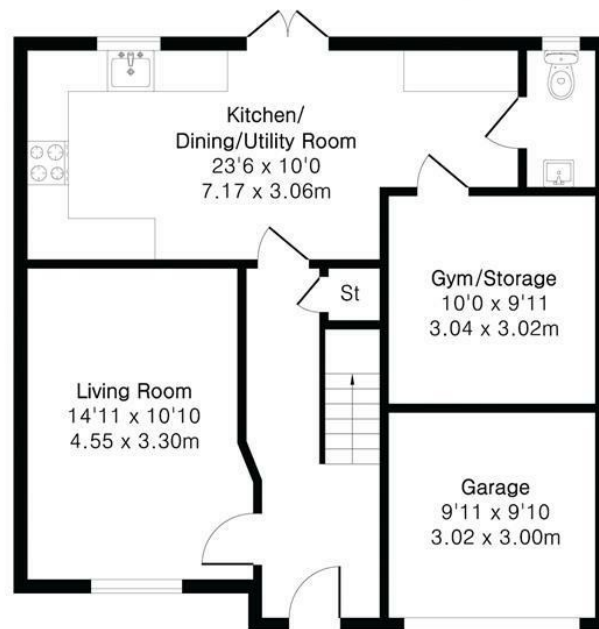


Approximate Gross Internal Area 1335 sq ft - 124 sq m (Excluding Garage)

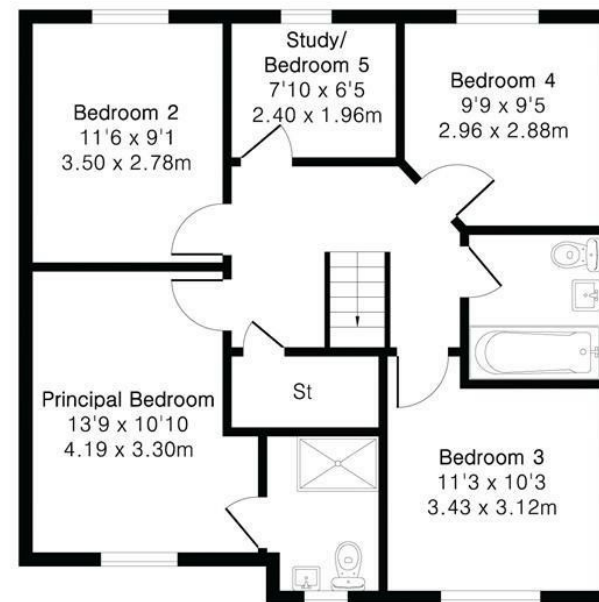
Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 720 sq ft – 67 sq m

Garage Area 98 sq ft – 9 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	EU Directive 2002/91/EC	

Guide Price £400,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



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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[For more information on this property please refer to the Material Information Brochure on our website.](#)

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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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



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