Friar Close, Haverhill, CB9 0DY

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Haverhill,
CB9 0DY

A beautifully presented four bedroom detached family home situated in a quiet cul-de-sac location. Benefitting from an open plan kitchen/diner, landscaped rear garden, single garage and driveway providing off road parking for two vehicles. (EPC Rating C)

4 2 2

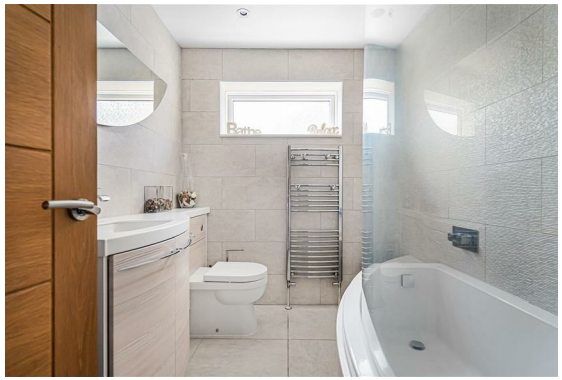
Guide Price £375,000

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 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. 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 cupboard, doors to:

WC
Two piece suite comprising low level wc, pedestal hand wash basin, heated towel rail.

LIVING ROOM
Window to front, two radiators, door to:

KITCHEN/DINER
Fitted with base and eye level units with worktop over, integrated fridge/freezer, integrated dishwasher, electric eye level double oven, five ring gas hob with extractor over, one and half bowl stainless steel sink, door to garden, open plan to dining area with French doors to garden.

FIRST FLOOR

LANDING
Storage cupboard, doors to:

BEDROOM ONE
Window to front, radiator, fitted wardrobes.

BEDROOM TWO
Window to rear, radiator, fitted wardrobes.

BEDROOM THREE
Window to rear, radiator, fitted wardrobes.

BEDROOM FOUR
Window to rear, radiator, fitted wardrobes with overhead storage.

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

OUTSIDE
A beautifully presented and landscaped rear garden with an immediate paved patio area for seating. The remainder of the garden is laid to lawn with steps up to a decking area for additional seating. Enclosed by timber fencing with a personal door providing access into the garage.

GARAGE AND PARKING
Single garage with up and over door, power and lighting connected. Fitted base and eye level units with plumbing and space for tumble dryer and washing machine. Fitted water softener. Personal door into rear garden. Electric vehicle charging point. Bloc paving providing off road parking for two vehicles.

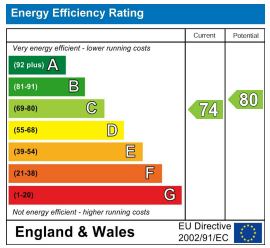
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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 1115 sq ft - 103 sq m (Excluding Garage)

Ground Floor Area 575 sq ft – 53 sq m
First Floor Area 540 sq ft – 50 sq m
Garage Area 197 sq ft – 18 sq m

Guide Price £375,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

PINKPLAN

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.

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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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