



Boyton Close, Haverhill, CB9 0DZ

CHEFFINS

# Boyton Close

Haverhill,  
CB9 0DZ

A beautifully presented three bedroom, semi-detached home situated in a quiet cul-de-sac and benefitting highly from an open plan kitchen/diner, spacious sun room, utility room, garage and driveway for two vehicles. (EPC Rating TBC)

## 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, gymnasium, 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.



**Offers In Excess Of £350,000**





## GROUND FLOOR

### PORCH

Door to:

### ENTRANCE HALL

Radiator, stairs to first floor, understairs storage cupboard, doors to:

### WC

Two piece suite comprising low level wc, vanity hand wash basin, obscure window, heated towel rail.

### LIVING ROOM

Window to front, French doors into sun room, open fireplace.

### KITCHEN/DINING ROOM

Fitted with base and eye level units with worktop over, eye level cooker with four ring electric hob and extractor over, ceramic sink, space for fridge/freezer, radiator, window to front, window into sun room, door to:

### SUN ROOM

Part brick and UPVC construction, tiled roof, underfloor heating, French doors to garden, single door to the side.

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Window to front, radiator.

### BEDROOM TWO

Window to rear, radiator, fitted wardrobes.

### BEDROOM THREE

Window to rear, radiator, fitted wardrobes.

### BATHROOM

Four piece suite comprising corner shower enclosure, panelled bath, vanity hand wash basin, low level wc, heated towel rail, obscure window.

## GARDEN

Beautiful front and rear gardens with mature shrubs and blooming flowers. The rear garden is predominantly laid to lawn, with a generous shingle area to the side and paved patio area for seating. All enclosed by timber fencing with a side access gate to the front of the property.

## UTILITY

Fitted base and eye level units with worktop over, ceramic sink, plumbing and space for washing machine, space for tumble dryer, window to rear, door to:

## GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected. Personal door into garden.

## 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.

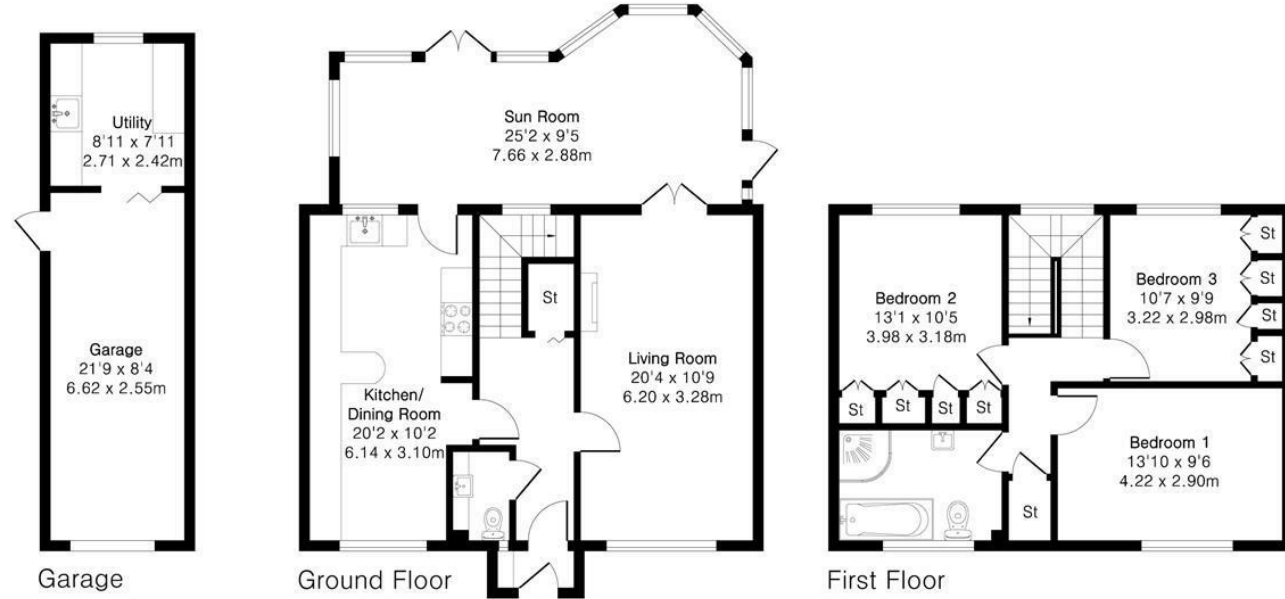


**Approximate Gross Internal Area 1404 sq ft - 130 sq m  
(Excluding Garage)**

Ground Floor Area 841 sq ft – 78 sq m

First Floor Area 563 sq ft – 52 sq m

Garage Area 260 sq ft – 24 sq m



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

Offers In Excess Of £350,000

Tenure – Freehold

Council Tax Band – C

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>.

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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.

