



Broad Street, Haverhill, CB9 9HD

**CHEFFINS**



## Broad Street

Haverhill,  
CB9 9HD

- Beautifully Presented Family Home
- Rarely Available & Desirable Location
- Master Bedroom with Ensuite
- Five Bedrooms
- Versatile Living Accomodation
- Driveway Providing Off Road Parking
- Beautiful Rear Gardens
- Freehold
- EPC Rating TBC

A truly stunning and rarely available detached residence occupying a prominent position within this desirable residential street. The property is immaculately presented and offers versatile living accommodation including a beautiful Conservatory with views over the private rear garden. Viewing is highly recommended (EPC Rating E).

5 2 3

**Guide Price £600,000**







## 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, 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

High ceilings, picture rail, radiator.

### SITTING ROOM

Box window to front, open fireplace, picture rail, radiator, double doors to conservatory.

### TV ROOM

Open fireplace, sash window, picture rail, radiator.

### KITCHEN

Fitted matching base and eye level units with worktop over, one and half bowl porcelain sink, additional ceramic sink with drinking tap, range oven with extractor over, integrated fridge and dishwasher, radiator, window to side and window overlooking rear garden.

### UTILITY

Butler sink with worktop over, plumbing for washing machine, water softener, space for fridge/freezer and dishwasher, door to rear garden.

### STUDY AREA

Storage cupboards and book shelf with radiator.

### CONSERVATORY/ORANGERY

Generous, elegant reception room with a half brick and glass construction, power and lighting connected, tiled floor with underfloor heating, French double doors to garden.

### WC

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

## FIRST FLOOR

## LANDING

### BEDROOM ONE

Bay window to rear, fitted wardrobes, radiator, door to ensuite.

### ENSUITE

Four piece suite comprising double shower enclosure, panelled bath, vanity unit, low wc, heated towel rail, extractor fan, obscure window.

### BEDROOM TWO

Feature fireplace, sash window, radiator.

### BEDROOM THREE

Window to side, radiator.

### BEDROOM FOUR

Window to front, sash window to rear, radiator.

### BEDROOM FIVE

Bay window to front, fitted wardrobes, radiator.

### SHOWER ROOM

Three piece suite comprising of shower enclosure, pedestal wash hand basin, low WC, heated towel rail, window to front.

### OUTSIDE

Generous and well established secluded rear garden, which features part of the original railway wall to the rear. Immediate paved area upon leaving the property, leading to a well maintained lawn area with path to additional decking for seating. Steps lead down to remaining gardens with mature shrubs and trees, including fruit trees. The garden is enclosed by timber fencing and raised beds.

## AGENTS NOTE

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

Please note, one of the vendors of this property is an employee of Cheffins.

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.

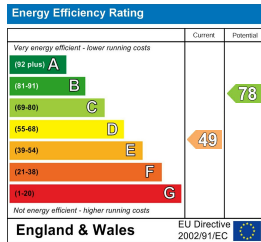
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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









Guide Price £600,000

Tenure - Freehold

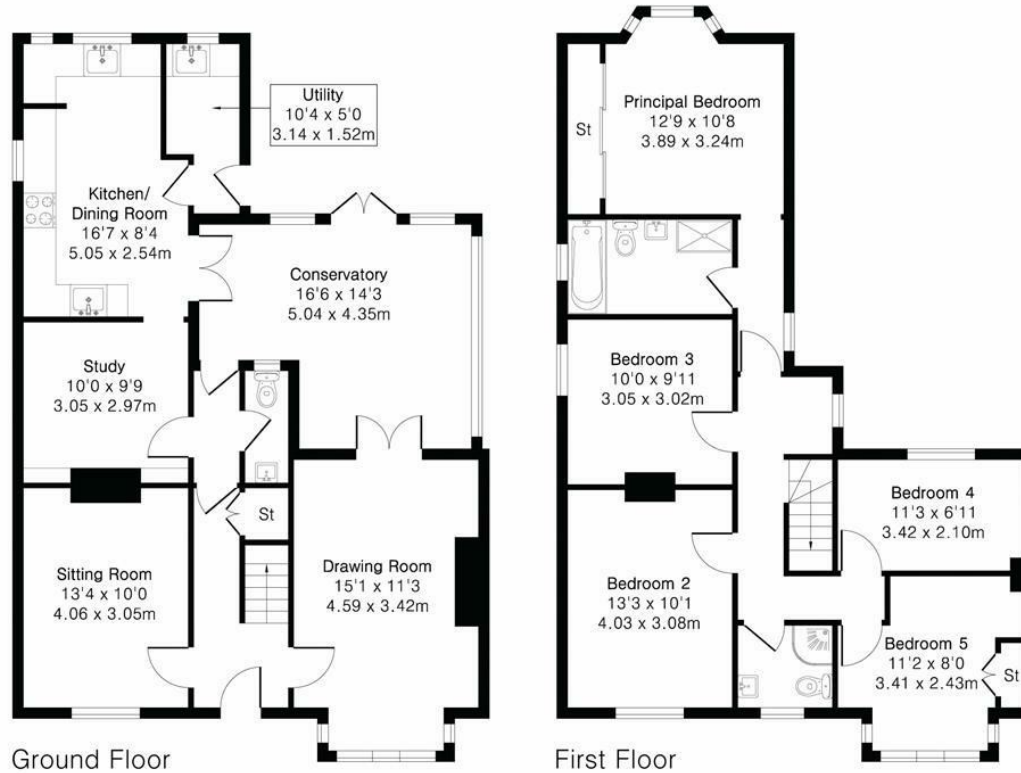
Council Tax Band - E

Local Authority - West Suffolk

**Approximate Gross Internal Area 1754 sq ft - 163 sq m**

Ground Floor Area 966 sq ft - 90 sq m

First Floor Area 788 sq ft - 73 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

**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.

