



James Dunn Way, Haverhill, CB9 9FB

**CHEFFINS**

## James Dunn Way

Haverhill,  
CB9 9FB

- Detached Family Home
- Single Garage and Driveway for Two Vehicles
- Two Reception Rooms
- Four Bedrooms
- Ensuite to Master Bedroom
- Rear Garden
- Freehold
- EPC Rating B

A wonderful detached family home offering ample space with four generously sized bedrooms, two inviting reception rooms, study, garage and driveway for two vehicles. (EPC Rating B)

4 2 2

**Guide Price £435,000**





## 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, 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

Doors to:

### STUDY

Window, radiator.

### WC

Two piece suite comprising low level wc, vanity hand wash basin, radiator, extractor fan, plumbing for washing machine.

### LIVING ROOM

Bay window to front, radiator, double doors to:

### KITCHEN/DINING ROOM

Fitted base and eye level units with worktop over, integrated dishwasher, integrated fridge/freezer, double electric oven with five ring gas hob and extractor over, radiator, window, French doors to rear garden.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

Fitted wardrobes, window to front, radiator, door to:

### ENSUITE

Three piece suite comprising double

shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, extractor fan, obscure window.

### BEDROOM TWO

Dual aspect windows, radiator.

### BEDROOM THREE

Dual aspect windows, radiator.

### BEDROOM FOUR

Window, radiator.

### BATHROOM

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

### OUTSIDE

Immediate patio area with the remainder of the garden being laid lawn, enclosed by timber fencing with a side access gate.

### GARAGE AND PARKING

Single garage with up and over door, power and lighting connected. Driveway in front 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.







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 94        |
| (81-91) <b>B</b>                            | 85      |           |
| (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 |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Guide Price £435,000

Tenure - Freehold

Council Tax Band - E

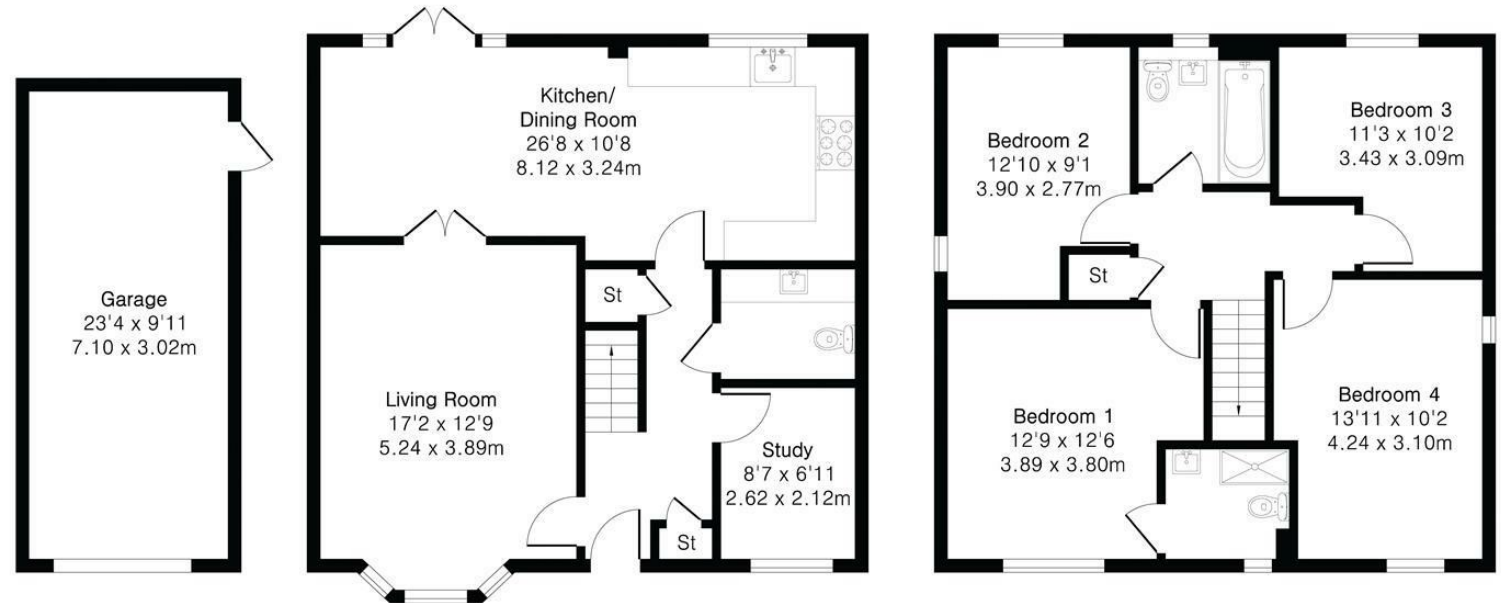
Local Authority - West Suffolk

## Approximate Gross Internal Area 1367 sq ft - 127 sq m (Excluding Garage)

Ground Floor Area 688 sq ft - 64 sq m

First Floor Area 679 sq ft - 63 sq m

Garage Area 231 sq ft - 21 sq m



Garage

Ground Floor

First Floor

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: 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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