



Meadowsweet Close, Haverhill, CB9 9DN

CHEFFINS

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Haverhill,
CB9 9DN

NO ONWARD CHAIN

An impeccably presented four bedroom house, offering stunning open plan living with the kitchen/diner that is ideal for entertaining, a beautiful family living room, four bedrooms and family bathroom. Outside is a stunning landscaped garden, ideal for outside entertaining and gatherings. To the front of the property, there is ample off road parking and a garage. (EPC Rating C)

LOCATION

Haverhill is a thriving and popular market town 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.

4 1 2

Guide Price £415,000





Entrance Hall

Radiator. Hard Wood Flooring from Old Tobacco Factory. Door to WC

Kitchen/Dining Room

The Heart of the Home. Matching Wall and Floor Units with Premium Corian Worktops and Central Island with 5 Ring Gas Hob and Retractable Extractor Fan. Boiling Water Tap. Integrated Bosch White Goods & Wine Cooler. Double Glazed. Bi- Fold Doors. Three Radiators. Hard Wood Flooring.

Sitting Room

Open Fire. Hard Wood Flooring. Double Glazed.

WC

Two Piece Suite. Double Glazed. Obscured Glass. Radiator.

Bedroom One

Double Bedroom. Front Facing. Radiator. Double Glazed. Fitted Wardrobes.

Bedroom Two

Double Bedroom. Rear Facing. Radiator. Double Glazed

Bedroom Three

Double Glazed. Radiator

Bedroom Four

Double Glazed. Rear Facing. Radiator.

Bathroom

Three Piece Suite. Heated Towel Rail. Double Glazed Obscured Glass.

Rear Garden

A Seamless Transition from Kitchen to Garden via Bi - Fold Doors Leading to a Landscaped Garden Consisting of Patio Area with Premium Porcelain Tiles. Laid Lawn.

Front Garden

Driveway. Parking for Minimum Three Cars. Garage.

Agent 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 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	

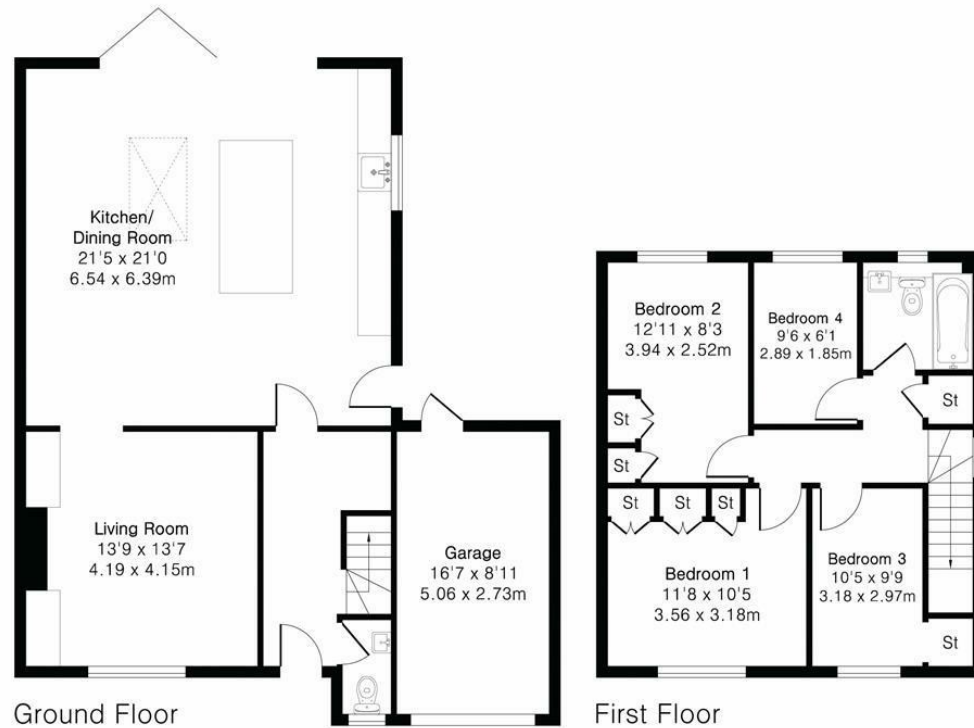
Guide Price £415,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – West Suffolk

Approximate Gross Internal Area 1269 sq ft - 118 sq m (Excluding Garage)

Ground Floor Area 761 sq ft – 71 sq m

First Floor Area 508 sq ft – 47 sq m

Garage Area 149 sq ft – 14 sq m



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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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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