

Beaumont Vale, Haverhill, CB9 8QG

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# Beaumont Vale

Haverhill,
CB9 8QG

4 1 2

## Offers In Excess Of £350,000



Situated in a quiet cul-de-sac within walking distance to the town centre, is a delightful four bedroom semi-detached family home benefitting from many fine features. The property offers open plan living accommodation, a bright kitchen with bi-fold doors to the rear garden, office/playroom, unoverlooked rear garden and driveway for multiple vehicles.

## 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
Front door with two glazed windows on either side. Amtico flooring with stairs leading up to the first-floor landing.

### DOWNSTAIRS WC
Low-level WC, vanity wash hand basin, double-glazed window to the side, radiator, and matching flooring from the entrance hall.

### PLAYROOM/OFFICE
Double-glazed window to the front, radiator, and inset spotlights.

### OPEN PLAN LIVING ROOM/KITCHEN
The kitchen has a range of matching wall and base units with work surfaces over, sunken sink with mixer taps, built-in appliances including fridge, dishwasher, and electric oven, four-ring induction hob in the centre island. Matching Amtico flooring runs through into the dining/family room area. Inset spotlights and panelling with a built-in storage cupboard. Dual aspect double glazed windows, large floor-to-ceiling radiator, bi-fold doors opening onto the rear garden and an under-stairs storage cupboard.

### UTILITY ROOM
Door to the side, double-glazed window, and a range of matching wall and base units. Inset spotlights, matching Amtico flooring, and sink with mixer taps. Plumbing for a washing machine and space for a freezer.

## FIRST FLOOR

### LANDING
Loft access and an airing cupboard housing the water cylinder. Doors to:

### FAMILY BATHROOM
Three piece suite comprising low-level WC, P-shaped bath with shower attachment and rainfall shower over, vanity wash hand basin, vinyl flooring, heated towel rail, double glazed window to side.

### BEDROOM ONE
Double-glazed window to the rear and radiator.

### BEDROOM TWO
Double-glazed window to the front and radiator.

### BEDROOM THREE
Double-glazed window to the rear and radiator.

### BEDROOM FOUR
Double-glazed window to the front, radiator, and a built-in wardrobe.

### OUTSIDE
A generous seating area with raised decked steps leading up to the garden. There is an additional large decking area with the remainder of the garden being laid-to-lawn with flowerbeds and mature shrub borders backing onto the trees at the rear. A timber-built storage shed on the side of the property doubles up as access through to the front garden.

### DRIVEWAY
Block paved driveway 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.

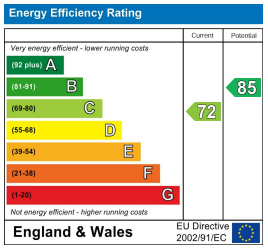
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.








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Tenure - Freehold

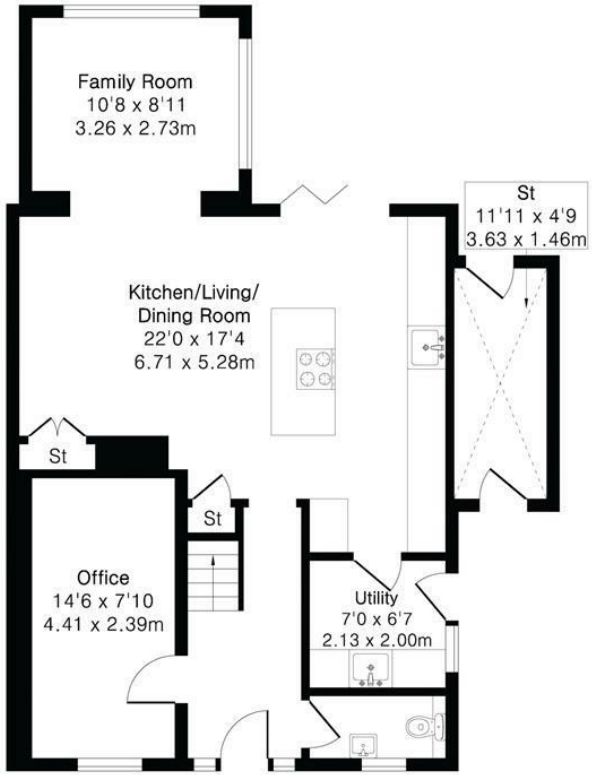
Council Tax Band - D

Local Authority - West Suffolk

## Approximate Gross Internal Area 1326 sq ft - 123 sq m

Ground Floor Area 787 sq ft – 73 sq m

First Floor Area 539 sq ft – 50 sq m




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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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