



Falklands Road, Haverhill, CB9 0EA

CHEFFINS

Falklands Road

Haverhill,
CB9 0EA

- Five Bedroom Family Home
- Immaculately Presented
- Sought After Location
- Open Plan Kitchen Diner
- High Spec
- En-suite To Principal Bedroom

This immaculate five-bedroom detached home offers stylish and spacious family living throughout. Featuring a contemporary open-plan kitchen and diner, comfortable living room, five well-proportioned bedrooms including a principal bedroom with en-suite. Outside is a private garden with patio and laid lawn with access to the garage. (EPC Rating C)

5 3 2

Offers In Excess Of £450,000





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, 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

Radiator, understairs storage cupboard housing tumble dryer, doors to:

LIVING ROOM

Double aspect windows, log burner, radiator.

KITCHEN/DINING ROOM

Open plan modern kitchen with fitted base and eye level units and worktop over, double eye level oven, five ring Rangemaster cooker with extractor over, integrated washing machine, integrated dishwasher, integrated wine/drinks cooler, integrated bin storage, integrated fridge/freezer. Radiator, window.

BEDROOM FIVE

Window, radiator.

WC

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

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Double aspect windows, radiator, door to:

ENSUITE

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

BEDROOM TWO

Window, radiator, storage cupboard.

BEDROOM THREE

Window, radiator.

BEDROOM FOUR

Window, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, vanity hand wash basin, heated towel rail, obscure window.

GARDEN

Patio Area. Steps Leading to Laid Lawn. Outside Tap. Access To Garage.

GARAGE AND DRIVEWAY

Tandem garage with up and over door, power and lighting connected. 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	73	78
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band -

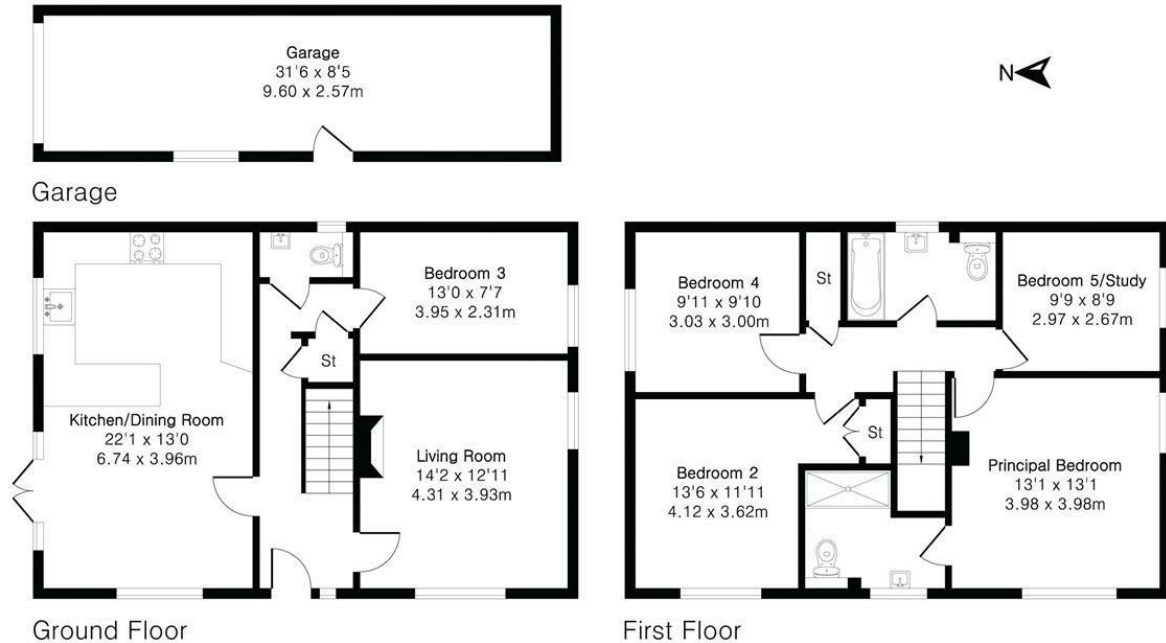
Local Authority -

Approximate Gross Internal Area 1440 sq ft - 134 sq m (Excluding Garage)

Ground Floor Area 720 sq ft - 67 sq m

First Floor Area 720 sq ft - 67 sq m

Garage Area 266 sq ft - 25 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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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.

