



Withersfield Road, Haverhill, CB9 7RN

CHEFFINS

Withersfield Road

Haverhill,
CB9 7RN

5 4 4

Guide Price £1,200,000

- Direct Links To Cambridge
- Private Gated Driveway to Accommodate At Least 10 Vehicles
- Property Sitting on Approximately Half an Acre
- Zonal Underfloor Heating with Separate Thermostats on Ground Floor
- PIR Security System
- Detached Triple Cart Lodge with Potential for Conversion to an Annexe (STPP)
- Open Plan Modern Kitchen
- Four Versatile Reception Rooms
- Five Generous Bedrooms
- Three Luxury Ensuites and Family Bathroom

Offering direct links to the city of Cambridge, this exceptional, recently constructed family home boasts an array of premium features. Sitting on approximately half an acre, the property offers four versatile, light and airy reception rooms, five well appointed bedrooms, three ensuite and a family bathroom, a triple cart lodge with the potential to extend or convert into an annexe (STP) and a gated driveway to accommodate at least 10 vehicles. Viewing is highly recommended to fully appreciate the luxury this home has to offer. (EPC Rating B)





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

A truly stunning entrance hall with zonal underfloor heating and a feature oak stair case splitting off to the first floor. Single storage cupboard, doors to:

LIVING ROOM

Dual aspect sash style windows to the front and side, feature fireplace, underfloor heating, carpet.

KITCHEN

A beautiful light and airy modern kitchen, fitted with base level units with worktop over, sink with mixer tap over, integral coffee machine, integral dishwasher, double eye level oven, microwave oven, integral fridge/freezer, breakfast bar for seating, induction hob with extractor over, integral wine cooler. Zonal underfloor heating, sash windows, tv point, door to utility room, open plan to family room and dining room.

FAMILY ROOM

Dual aspect sash windows with bi-fold doors to patio, zonal underfloor heating and high vaulted ceilings.

DINING ROOM

Bi-fold doors to rear garden, zonal underfloor heating, tv point.

UTILITY ROOM

Base level units with worktop over, sink with mixer tap, integral washing machine, cupboard housing boiler and water softener, zonal underfloor heating, door to rear garden.

BEDROOM ONE

Two sash windows to side, zonal underfloor heating, walk-in dressing area, door to:

ENSUITE

Fitted three piece suite comprising double shower enclosure, vanity wash hand basin, low wc, heated towel rail, obscure window, zonal underfloor heating.

BEDROOM FOUR

Sash window to front, zonal underfloor heating.

BEDROOM FIVE

Sash window to front, zonal underfloor heating, fitted wardrobe.

BATHROOM

Four piece suite comprising walk in shower, freestanding bath, double vanity hand wash basin, low wc, heated towel rail, obscure window, zonal underfloor heating.

WC

Two piece suite comprising vanity hand wash basin, low wc, obscure window, zonal underfloor heating.

FIRST FLOOR

LANDING

Galleried style landing with dual aspect windows and airing cupboard, doors to:

BEDROOM TWO

Velux windows, radiator, door to dressing room, door to:

ENSUITE

Three piece suite comprising whirl pool bath, low wc, vanity hand wash basin, dual aspect velux windows, heated towel rail.

BEDROOM THREE

Velux windows, radiator, door to eaves storage, door to:

ENSUITE

Three piece suite comprising double shower enclosure, low wc, vanity hand wash basin, velux window, heated towel rail.

OUTSIDE

A private, stone driveway leads to the front of the property with ample space for parking. The secluded property is enclosed by timber fencing and hedges to the rear, with two patio areas for seating. The remainder of the garden is predominantly laid lawn.

TRIPLE CARTLODGE

To the side of the property is a triple cartlodge with electric up and over doors and power and lighting

connected. There is a personal access door to the side, stairs to boarded loft space with sash windows. There is potential for the cartlodge to be extended or converted to an annexe (subject to planning permission).

AGENTS NOTE

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

The vendor has made us aware that there are 3 years warranty remaining.

PIR security system in place.

Zonal underfloor heating across the ground floor, with separate thermostats controlling each room.

Full fibre broadband and category 6 wifi.

Special Notes:

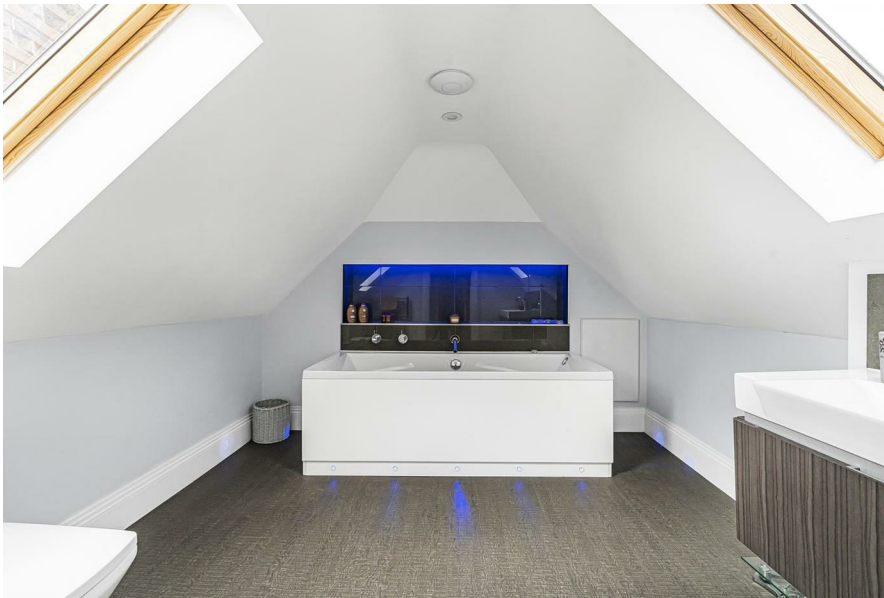
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

VIEWINGS By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	86	
(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 £1,200,000

Tenure - Freehold

Council Tax Band - F

Local Authority - West Suffolk

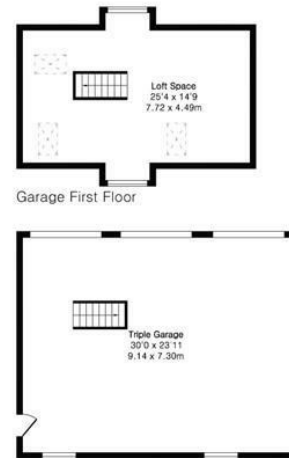
**Approximate Gross Internal Area 3387 sq ft - 315 sq m
(Excluding Garage)**

Ground Floor Area 2217 sq ft - 206 sq m

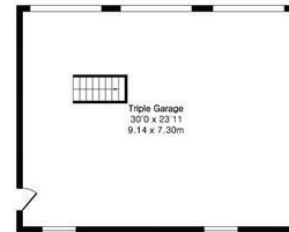
First Floor Area 1170 sq ft - 109 sq m

Garage Ground Floor Area 718 sq ft - 67 sq m

Garage First Floor Area 393 sq ft - 36 sq m



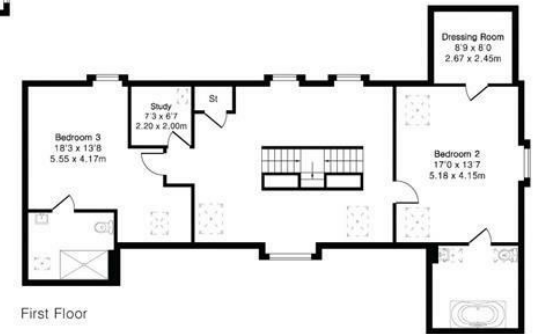
Garage First Floor



Garage Ground Floor



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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | 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.

