



Chaplains Close, Haverhill, CB9 0DT

CHEFFINS

## Chaplains Close

Haverhill,  
CB9 0DT

A spacious detached family home conveniently located within close proximity to local schools and amenities. The property benefits from four generous bedrooms, dining room, Solar Panels, single garage and double driveway. (EPC Rating TBC)

### LOCATION

Haverhill: 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, 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.

 4  1  1

**Guide Price £323,000**



**FRONT ENTRANCE**

Front door leading into the porch.

**PORCH**

Windows to three aspects. Radiator, door to:

**HALLWAY**

Radiator, under storage cupboard and door leading into the garage, doors to:

**LOUNGE**

17' 0" (5.18m) x 12' 1" (3.68m)

Window to front, radiator.

**DINING ROOM**

13' 0" (3.96m) x 9' 2" (2.79m)

Patio doors leading to rear garden, radiator.

**KITCHEN**

10' 0" (3.05m) x 8' 9" (2.67m)

Window, range of eye level and base units, integrated dishwasher, extractor fan, space for a cooker and fridge/freezer, large larder cupboard, door to:

**SUMMER ROOM**

12' 4" x 7' 4"

French doors leading out to rear garden, personnel door leading through into the garage, radiator.

**WC**

Two piece suite comprising of low level WC and wash hand basin.

**FIRST FLOOR****LANDING**

Window to side, large storage cupboard. Doors to:

**MASTER BEDROOM**

13'6" x 9'1" (3.96m x 2.74m)

Window, radiator.

**BEDROOM TWO**

13'1" max x 9'2" max (3.96m x 2.74m)

Window, radiator.

**BEDROOM THREE**

9'10" x 8'3" (2.74m x 2.43m)

Window, radiator.

**BEDROOM FOUR**

11'11" x 6'10" (3.35m x 1.82m)

Window, radiator.

**BATHROOM**

Window to side, three piece suite comprising of panelled bath with shower over, a pedestal basin and a low level WC, radiator.

**GARAGE & DRIVEWAY**

Up and over door, power and lighting connected, plumbing for washing machine. The property has the benefits of two driveways providing off road parking for two vehicles.

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

**SOLAR PANELS** - We have been advised that the property has the benefit of Solar Panels fitted which include a v=battery pack.

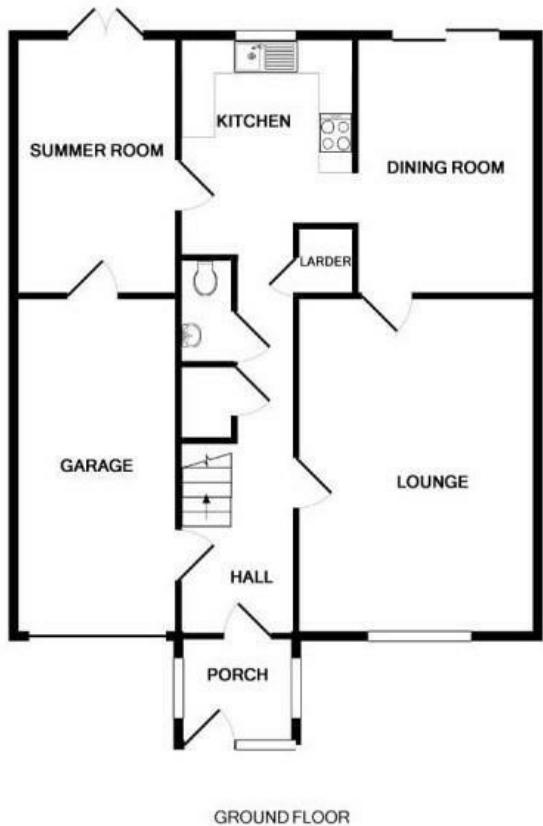
**VIEWINGS** By appointment through the Agents.

**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
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	91
(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 £323,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://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.



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