



Calford Drive, Haverhill, CB9 7WQ

CHEFFINS

Calford Drive

Haverhill,
CB9 7WQ

- Popular Hanchett End Location
- Five/Six Bedrooms
- Ensuite to Master on First Floor
- Second Floor Shower Room
- Integral Garage and Driveway
- Generous Rear Garden
- Freehold
- EPC Rating TBC

An impressive and versatile detached property situated within a highly desirable location on the Cambridge side of town. The property enjoys a wonderful open plan Kitchen / Dining Area, five / six bedrooms, full self contained second floor if required, beautiful rear garden and generous driveway for several vehicles. (EPC Rating TBC)

6 3 2



Guide Price £475,000



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

Stairs to first floor, understairs storage, doors to:

WC

Two piece suite comprising low level wc, wash hand basin, heated towel rail, extractor fan.

SITTING ROOM

Window to front, radiator, woodburner, double doors to:

OPEN PLAN KITCHEN/DINING AREA

Fitted with base and eye level units with worktop over, integral fridge/freezer, integral wine cooler, integral dishwasher, electric double oven and microwave, grill oven, centre island with five ring gas hob with extractor over, two windows to rear, sky light, door to pantry, door to dining room, door to garage, door to:

UTILITY AREA

Plumbing for washing machine, storage, door to side.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Radiator, door to storage cupboard, door to:

ENSUITE

Three piece suite comprising low level wc, vanity hand wash basin, shower enclosure, extractor fan, obscure window.

BEDROOM FOUR

Window to front, radiator, door to storage cupboard.

BEDROOM FIVE

Window to rear, radiator, double doors to wardrobe.

BEDROOM SIX / STUDY

Window to rear, radiator.

BATHROOM

Four piece suite comprising panelled bath, shower enclosure, vanity hand wash basin, low wc, heated towel rail, extractor over, obscure window.

SECOND FLOOR

LANDING

Doors to:

BEDROOM THREE

Velux window, radiator, eaves storage.

SHOWER ROOM

Three piece suite comprising low level wc, vanity hand wash basin, shower enclosure, extractor fan, obscure window.

BEDROOM TWO / SNUG

Currently used as a games room. Fitted with a kitchenette area with storage units, space for fridge, stainless steel sink, radiator, velux window.

OUTSIDE

Immediate paved patio area with pergola over proving privacy, with a path leading to the side of the property. Remainder of the garden being laid to lawn with shed and

additional area for seating. Side access gate to the front of the property. Additional shed to side.

GARAGE AND DRIVEWAY

Integral garage with up and over door, power and lighting connected. Driveway to the front for multiple vehicle.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. We have been advised from the vendors that some repointing was carried out from removal of a tree. No structural damage or ongoing issues.

Viewings Strictly by appointment through the selling 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.







**Approximate Gross Internal Area 1831 sq ft - 170 sq m
(Excluding Garage)**

Ground Floor Area 726 sq ft - 67 sq m
 First Floor Area 652 sq ft - 61 sq m
 Second Floor Area 453 sq ft - 42 sq m
 Garage Area 149 sq ft - 14 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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 £475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



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.



[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: 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.