



Boyton Close, Haverhill, CB9 0DZ

CHEFFINS

Boyton Close

Haverhill,
CB9 0DZ

- NO ONWARD CHAIN
- Boyton Hall Estate
- Three Spacious Reception Rooms
- WC/Utility
- Ensuite to Master Bedroom
- Private Rear Garden
- EPC Rating C

A spacious and well appointed four bedroom, detached home situated on the Boyton Hall Estate. Benefitting from a private rear garden, three reception rooms, ensuite to master bedroom and driveway for 5 vehicles. (EPC Rating C)

4 2 2

Offers In Excess Of £400,000





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 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.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, doors to:

LIVING ROOM

Dual aspect windows, two radiators, wood burner.

DINING ROOM

Window to front, radiator.

KITCHEN

Fitted base and eye level units with worktop over, space for fridge/freezer, plumbing for dishwasher, space for electric cooker, stainless steel sink with mixer tap, water softener, window to rear, radiator.

CONSERVATORY

UPVC construction, two doors to the garden.

WC/UTILITY ROOM

Two piece suite comprising low level wc, pedestal hand wash basin, heated towel rail, plumbing for washing machine, space for tumble dryer, storage cupboard.

FIRST FLOOR

LANDING

Airing cupboard, doors to:

BEDROOM ONE

Window to front, radiator, door to:

ENSUITE

Three piece suite comprising low level wc, pedestal hand wash basin, shower enclosure, radiator, obscure window.

BEDROOM TWO

Window to front, radiator, large storage cupboard.

BEDROOM THREE

Window to rear, radiator, storage cupboard.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower over, heated towel rail, obscure window.

OUTSIDE

Paved patio area with the remainder of the garden being laid to lawn and a hardstanding patio to the rear of the garage for seating. Two side access gates to the front of the property.

GARAGE AND PARKING

The garage is separated into two sections. The front is used for storage, with an electric door, power and

lighting connected, personal access door into the garden. The rear half of the garage has an additional door into the garden and could be used as a summer house, with power and lighting connected also. Electric vehicle charging point to the front of the property.

AGENTS NOTE

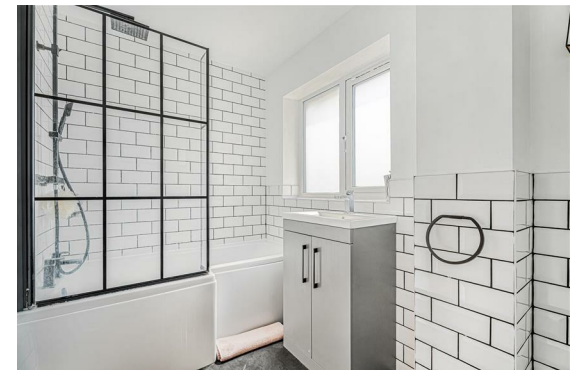
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.



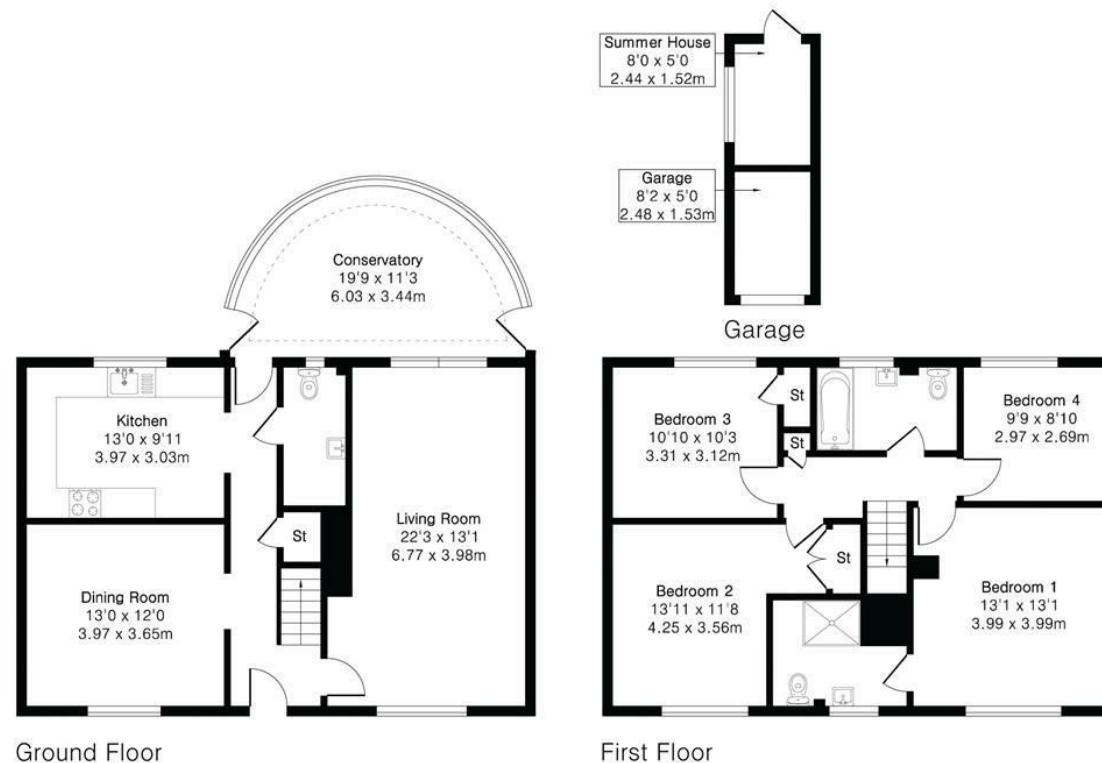


**Approximate Gross Internal Area 1657 sq ft - 154 sq m
(Excluding Garage)**

Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 734 sq ft – 68 sq m

Garage Area 83 sq ft – 8 sq m



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		
EU Directive 2002/91/EC		

Offers In Excess Of £400,000
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.

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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: 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.



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