



Mustards Gapp, Haverhill, CB9 0BL

**CHEFFINS**

# Mustards Gapp

Haverhill,  
CB9 0BL

A substantial four bedroom family home benefitting from many fine features including three spacious reception rooms, ensuite and dressing area to master bedroom, utility room, oversized integral garage and driveway for several vehicles. (EPC Rating TBC)

## 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.

4 2 3

Guide Price £515,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, door to garage, doors to:

### KITCHEN/BREAKFAST ROOM

Fitted with matching base and eye level units with worktop over, integral dishwasher, one and half bowl stainless steel sink with mixer tap, Range oven with gas hob and extractor over, space for fridge/freezer, central island with breakfast bar and storage, triple aspect windows, radiator, door to dining room, door to:

### UTILITY

Fitted with base units, stainless steel sink, plumbing for washing machine, cupboard housing boiler, window to rear, door to rear garden.

### DINING ROOM

Radiator, window to rear, door to:

### LIVING ROOM

Window to rear, two radiators, French doors to rear garden.

### WC

Two piece suite comprising low level wc, pedestal hand wash basin, extractor fan, radiator.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

Two windows to front, two radiators, open to:

### DRESSING AREA

Fitted wardrobes, door to:

### ENSUITE

Four piece suite comprising corner bath, shower enclosure, pedestal hand wash basin, low level wc, extractor fan, radiator, obscure window.

### BEDROOM TWO

Window to front, radiator, fitted wardrobes.

### BEDROOM THREE

Window to rear, radiator, fitted wardrobes.

## BEDROOM FOUR

Window to front, radiator.

## BATHROOM

Four piece suite comprising panelled bath with shower attachment, twin pedestal hand wash basin, low level wc, extractor fan, radiator, obscure window.

## OUTSIDE

Immediate decking area for seating with steps down to the remainder of the garden being laid lawn, enclosed by timber fencing.

## GARAGE

Integral garage with electric up and over door, power and lighting connected, personal door to hallway.

## DRIVEWAY

Bloc paved driveway providing parking for several 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.

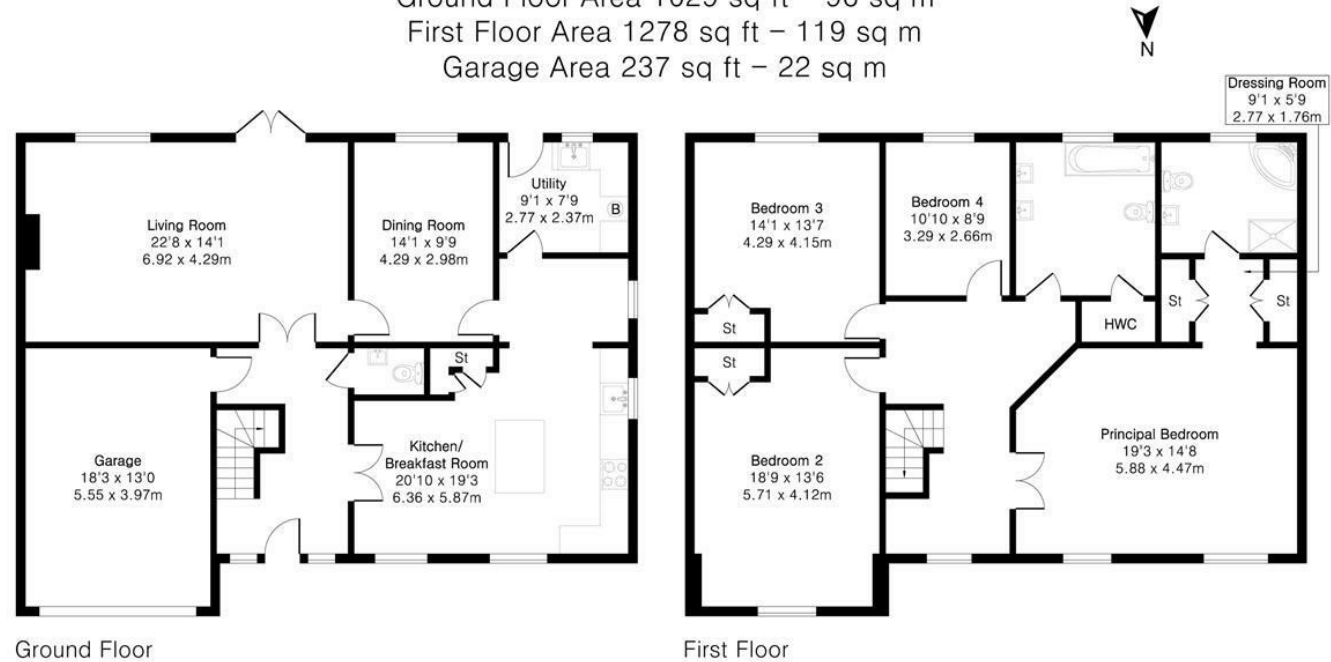


**Approximate Gross Internal Area 2307 sq ft - 215 sq m  
(Excluding Garage)**

Ground Floor Area 1029 sq ft – 96 sq m

First Floor Area 1278 sq ft – 119 sq m

Garage Area 237 sq ft – 22 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £515,000

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.

