



Osprey Road, Haverhill, CB9 0PA

CHEFFINS

Osprey Road

Haverhill,
CB9 0PA

A beautifully presented detached property occupying a wonderful cul de sac location overlooking a greensward area. The property offers versatile accommodation and enjoys a stunning open plan kitchen/diner, utility room and master bedroom with ensuite facilities. (EPC Rating D).

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.

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Offers In Excess Of £375,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, door to:

WC

Obscure window, fitted with two piece suite comprising wash hand basin and low-level wc.

SITTING ROOM

5.15m (16'11") x 3.15m (10'4")

Window to front, radiator.

KITCHEN/DINER

5.14m (16'11") x 3.54m (11'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated fridge and dishwasher, eye level electric oven, four ring ceramic hob, window to rear, under floor heating, french double doors to garden, double door.

BEDROOM 4

3.90m (12'10") x 2.60m (8'6")

Currently used as a further reception room / salon. Window to front, radiator, door to:

UTILITY ROOM

2.66m (8'9") x 2.60m (8'6")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer and tumble drier, window to rear, door to garden.

FIRST FLOOR

LANDING

Door to Airing cupboard, door to:

BEDROOM 1

5.14m (16'10") x 4.09m (13'5") max

Window to front, window, door to wardrobe.

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, wash hand basin, low-level WC and extractor fan, obscure window, radiator.

BEDROOM 2

2.98m (9'10") x 2.95m (9'8")

Window to rear, radiator.

BEDROOM 3

3.83m (12'7") x 2.60m (8'6")

Window, radiator.

BATHROOM

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, extractor fan, obscure window, radiator.

GARDEN

On leaving the Kitchen/Diner there is a patio area providing an area for seating, steps lead up to the remainder of the garden which is predominantly laid to Astroturf and enclosed by timber fencing. There is a wooden shed to the rear of the garden. There is access available to the side of the property.

DRIVEWAY

Provides off road parking for one vehicle.

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.

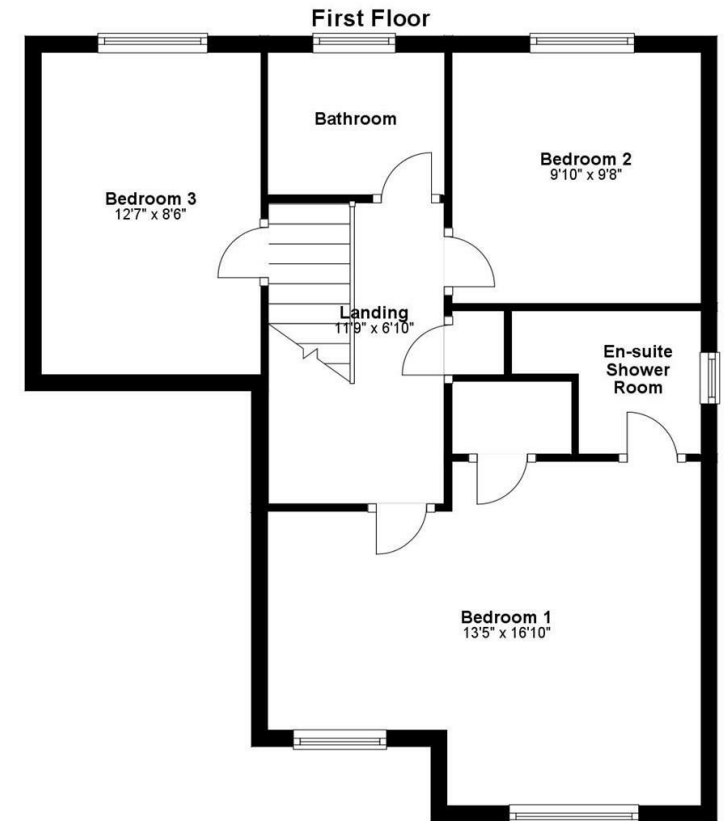
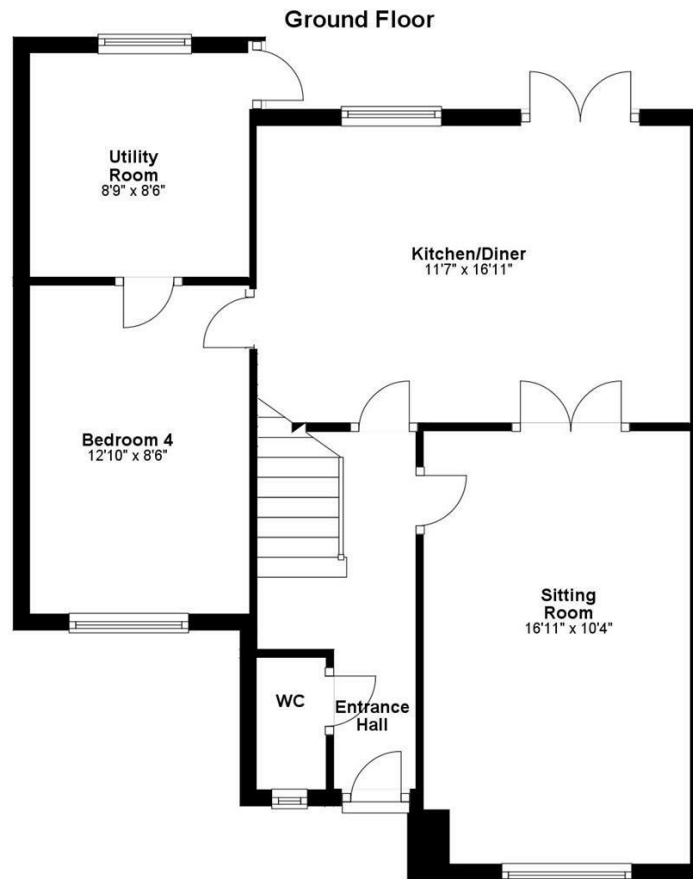
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales E.U. Directive 2002/91/EC		

Offers In Excess Of £375,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk



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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.