



Falklands Road, Haverhill, CB9 0EA

CHEFFINS

Falklands Road

Haverhill,
CB9 0EA

A generous four bedroom family home, situated on the Boyton Hall development. Offering three bright and airy reception rooms, ensuite to master bedroom, double length garage and driveway for multiple vehicles (EPC Rating C)

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, gymnasium, 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

Offers In The Region Of £450,000





GROUND FLOOR

ENTRANCE HALL

Storage cupboard, radiator, stairs to first floor, doors to:

LIVING ROOM

Two radiators, triple aspect windows, sliding doors to garden, fireplace.

DINING ROOM

Radiator, window to rear.

STUDY

Radiator, double aspect windows.

KITCHEN

Integrated White Goods, Water Softner, 4 Ring Gas Hob, Radiator, Double Glazed, Matching Floor and Wall Units

Matching base and eye level units with worktop over, integrated white goods, water softener, four ring gas hob with extractor over, eye level cooker, radiator, window to rear.

WC

Matching base and floor tiles, low level wc, pedestal hand wash basin, radiator, obscure window to side.

LANDING

Two windows, storage cupboard, doors to:

PRINCIPLE BEDROOM

Window to rear, radiator, door to ensuite.

EN-SUITE

3 Piece Shower Suit, Matching Wall & Floor Tiles, Double Glazed, Radiator

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

BEDROOM TWO

Double aspect windows, radiator.

BEDROOM THREE

Double aspect windows, radiator.

BEDROOM FOUR

Window to front, radiator.

BATHROOM

Three piece suite comprising jacuzzi bath with shower over, vanity hand wash basin, low level wc, heated towel rail, floor and wall tiles, obscure window.

OUTSIDE

Upon leaving the living room, you step down to a large patio area for seating, the remainder of the garden being laid to lawn with mature shrubs and trees. Enclosed by timber fencing and hedging with a side access gate to the front of the property.

GARAGE AND DRIVEWAY

Double length garage with power and lighting connected, window to side and personal access door to garden. A large driveway for multiple 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 Tenure – Freehold
 Council Tax Band – E
 Local Authority – West Suffolk

Approximate Gross Internal Area 1624 sq ft - 150 sq m (Excluding Garage)

Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 812 sq ft – 75 sq m

Garage Area 265 sq ft – 25 sq m



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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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.



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