



Foxburrow Close, Haverhill, CB9 9JJ

**CHEFFINS**



## Foxburrow Close

Haverhill,  
CB9 9JJ

- Four Bedrooms
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Utility Room
- Conservatory
- EV Charge Point
- Generous Driveway
- Freehold
- EPC Rating C

An immaculate four bedroom, link detached family home situated in the desirable Arrendene development. This property enjoys many fine features including a modern fitted kitchen, utility room, conservatory, garage and large driveway. (EPC Rating C)

4 1 3

**Guide Price £365,000**





## 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, gymnasiums, 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

### PORCH

Enclosed porch with window to front, door to:

### ENTRANCE HALL

Radiator, under stair storage cupboard, stairs to first floor, door to WC, door to:

### LIVING ROOM

Window to front, two radiators, door to:

### DINING AREA

Sliding patio doors leading to conservatory, radiator, door to:

### KITCHEN

Fitted with matching base and eye level units, one and half bowl stainless steel sink with mixer tap, built in electric double oven, fitted ceramic hob with extractor over, plumbing for dishwasher, window to rear, door to:

### UTILITY ROOM

Plumbing for washing machine, space for fridge/freezer, door to rear garden, door leading to remaining garage.

### CONSERVATORY

### WC

Two piece suite comprising low level wc, vanity hand wash basin, obscure window, radiator.

## FIRST FLOOR

### LANDING

Window to side, door to:

## MASTER BEDROOM

Window to front, radiator, fitted wardrobes, door to:

### BEDROOM TWO

Window, radiator.

### BEDROOM THREE

Window, radiator.

### BEDROOM FOUR

Window, radiator.

### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower enclosure, low level wc, pedestal hand wash basin, extractor fan, obscure window, radiator.

### OUTSIDE

The rear garden is enclosed by timber fencing. There is a paved patio area for seating upon leaving the conservatory with the remainder of the garden being laid to lawn with established plants and shrubs to the rear.

### GARAGE AND DRIVEWAY

The single garage has wooden hinged doors with power and lighting connected. It is predominantly used as storage due to the utility room conversion to the rear. Personal access door to utility. A generous driveway for multiple vehicles, EV charge point.

### AGENTS NOTE

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

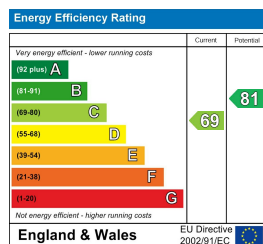
VIEWINGS By appointment through the Agents.

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.





Guide Price £365,000

Tenure - Freehold

Council Tax Band - D

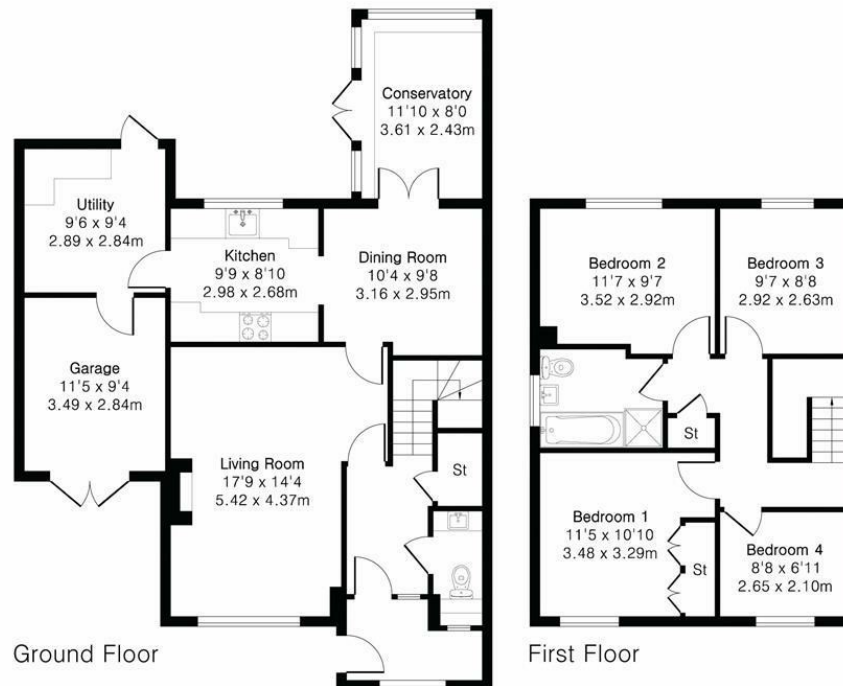
Local Authority - West Suffolk

**Approximate Gross Internal Area 1334 sq ft - 124 sq m  
(Excluding Garage)**

Ground Floor Area 781 sq ft - 73 sq m

First Floor Area 553 sq ft - 51 sq m

Garage Area 107 sq ft - 10 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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