Masons Close, Haverhill, CB9 9SN

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An impressive and well proportioned family home nicely situated on the Meadowlands development, with three reception rooms, four/five bedrooms, utility room, lovely master bedroom with en-suite facilities, pleasant rear garden and driveway providing off road parking for two vehicles. (EPC Rating C)

4 2 4

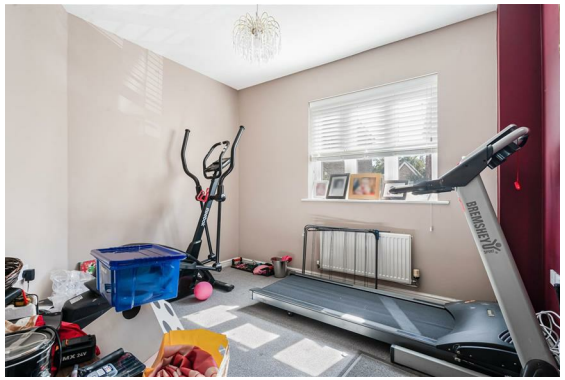
Guide Price £380,000

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, gymnasia, 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.



ENTRANCE HALL
Window to front. Stairs to first floor. door to

WC
Obscure window. Radiator. French double doors to garden.

KITCHEN
Space for dishwasher, fridge/freezer, cooker. Four ring gas hob with extractor fan. Two windows to front. Radiator. French double doors to garden.

DINING ROOM/BEDROOM FIVE
Window. Radiator

LIVING ROOM
Two windows. Radiator. French double doors to garden.

STUDY
Window. Radiator.

UTILITY ROOM
Fitted with a matching range base units and plumbing for washing machine. Door to garden

FIRST FLOOR

LANDING
Window to rear. Radiator. Door to airing cupboard. door to

PRINCIPLE BEDROOM
Dual aspect windows to side. Two radiators.

EN-SUITE
Fitted with three piece suite comprising of shower enclosure. Pedestal wash hand basin and low level WC. Velux window. Radiator.

BEDROOM TWO
Dual aspect. Radiator.

BEDROOM THREE
Window. Radiator

BEDROOM FOUR
Window. Radiator. Door to wardrobe

BATHROOM
Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low level WC. Extractor fan. Obscure window

OUTSIDE
The property has a secluded rear garden with a generous paved patio area providing an ideal area for seating and entertaining. The rest of the garden is generally low maintenance and fully enclosed by timber fencing with a side access gate leading to the driveway.

DRIVEWAY AND PARKING
The property has the benefit of a driveway situated to the rear of the property. There is gated access to the rear garden. There is an additional shingle area providing off road parking for another vehicle.

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

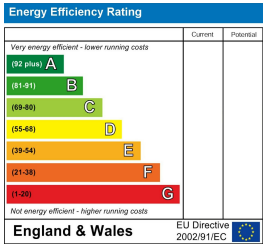
VIEWINGS By appointment through the Agents.

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.

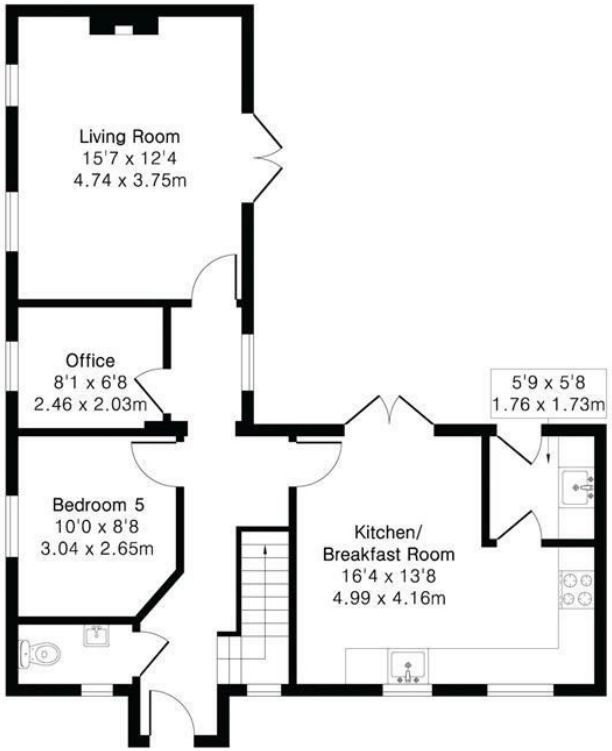
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



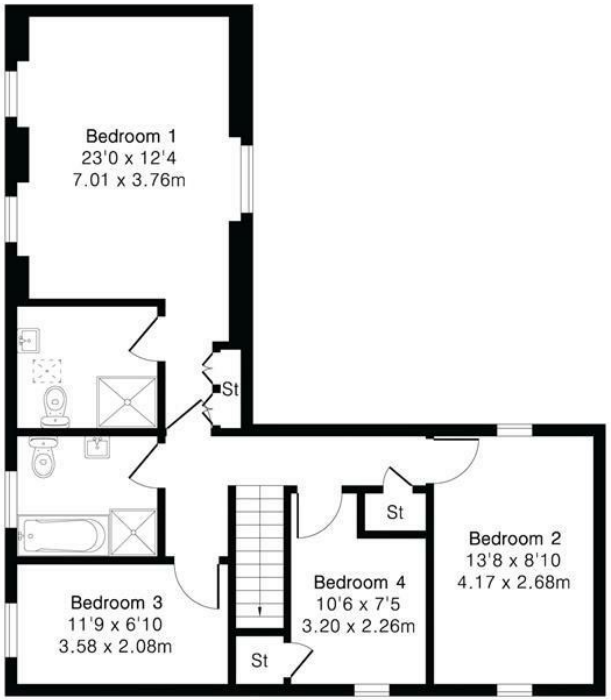
Approximate Gross Internal Area 1444 sq ft - 135 sq m

Ground Floor Area 728 sq ft – 68 sq m

First Floor Area 716 sq ft – 67 sq m



Ground Floor



First Floor

Guide Price £380,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

PINKPLAN

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.

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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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