



Lowry Close, Haverhill, CB9 7GH

CHEFFINS

Lowry Close

Haverhill,
CB9 7GH

Spacious four bedroom detached family home with large driveway and double garage. The property is situated on the edge of a quiet cul de sac overlooking greensward. The generous accommodation has been improved by the current owners with a fantastic open plan kitchen/dining room. (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.

4 2 1

Guide Price £419,995





Ground Floor

Entrance Hall Entrance door, window to side, radiator, stairs to first floor, door to:

Downstairs WC Window to front, fitted with two-piece suite comprising a vanity wash hand basin with mixer tap and tiled splashbacks and low-level WC.

Sitting Room 4.96m (16'3") maximum x 3.42m (11'3") maximum Window to rear, two radiators, double doors to dining room, french doors to:

Conservatory 2.54m (8'4") x 2.27m (7'5") Half brick and double glazed construction with uPVC double glazed windows and power and lights connected, door to rear garden.

Dining Area 3.78m (12'5") x 2.74m (9') Window to rear, radiator, open plan to:

Kitchen 5.42m (17'8") maximum x 2.55m (8'4") Fantastic open plan space fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap, space and plumbing for appliances, utility space, window to front, door to side:

First Floor

Landing Window to front, door to built-in cupboard.

Bedroom 1 4.49m (14'9") minimum x 3.04m (10') minimum Window to rear, radiator, door to built-in cupboard.

En-suite Fitted with three-piece suite comprising vanity wash hand basin with mixer tap, tiled splashbacks and shaver point, double shower enclosure with fitted power shower over and glass screen and low-level WC, window to front.

Bedroom 2 3.41m (11'2") x 2.82m (9'3") Window to rear, radiator.

Bedroom 3 2.63m (8'8") x 2.13m (7') Window to front, radiator.

Bedroom 4 2.74m (9') max x 2.19m (7'2") Window to rear, radiator.

Bathroom Fitted with three-piece suite comprising panelled bath with hand shower attachment off and mixer tap, vanity wash hand basin with mixer tap, tiled splashbacks and shaver point and low-level WC, heated towel rail, window to front.

OUTSIDE

Front: Large block paved driveway with ample parking for several vehicles, the property is over looking greensward with a good sized frontage which is laid to lawn with mature shrub borders, Side gated access.

Double Garage: Power and light connected, side access door, two newly fitted up and over garage doors.

Rear: Established gardens enclosed by timber fencing with gated side access, laid to lawn gardens with mature shrub and flower bed borders, side area with laid to shingle. Patio area off of conservatory. power and water connected.

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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £419,995

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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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