

Donovan Way, Haverhill, CB9 7WY

CHEFFINS

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Donovan Way

Haverhill,
CB9 7WY

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Guide Price £395,000



- Three Bedroom Detached
- Ensuite to Master Bedroom
- Single Garage And Spacious Driveway
- Modern Family Bathroom
- Integrated Modern Kitchen Appliances
- Utility Room
- Freehold
- EPC Rating B
- NO ONWARD CHAIN

An immaculate three bedroom, detached family home constructed three years ago, benefitting from many fine features including an open plan modern kitchen/diner, utility room, ensuite to master bedroom, single garage and driveway for 3 vehicles. (EPC Rating B)









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.

Ground Floor Accommodation
Entrance Hall: Approached via a double-glazed composite front door with two double-glazed windows to either side. Finished with Karndean flooring and leading through to the downstairs accommodation and stairs rising to the first floor.

Downstairs WC: A low-level WC, wall-mounted wash hand basin, and tiled splashbacks, complemented by Karndean flooring, a radiator.

Open-Plan Kitchen/Dining Room: A fantastic open-plan space featuring dual-aspect double-glazed windows overlooking the front garden, Karndean flooring, and a radiator. A breakfast bar leads seamlessly into the kitchen area.
Kitchen Specifications: Fitted with a comprehensive range of matching wall and base units with work surfaces over, a 1.5 bowl stainless steel sink with mixer taps and connected water softener, a built-in four-ring gas hob with extractor hood over, dual electric AEG ovens, a built-in fridge/freezer, a built-in dishwasher, and a radiator.
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Utility Room: Featuring double-glazed door opening to the rear, Karndean flooring matching the kitchen, a radiator, a range of base units with a stainless steel sink and mixer taps, space and plumbing for a washing machine, and a large under-stairs storage cupboard housing the home electrics.

Living Room: A bright, triple-aspect reception room featuring double-glazed windows to the front and side, French doors opening directly onto the rear garden, matching Karndean flooring, and two radiators.

First Floor Accommodation

Landing: Offering loft access, a double-glazed window to the rear, a radiator, and an airing cupboard housing the gas boiler.

Master Bedroom: A spacious double bedroom with a double-glazed window to the front, built-in wardrobes, and a radiator.

En-Suite Shower Room: Comprising a shower enclosure with glass screens and tiled splashbacks, a wall-mounted wash hand basin, a low-level WC, a heated chrome towel rail, Karndean flooring, and a double-glazed window to the rear.

Bedroom Two: A double bedroom with a double-glazed window to the front and a radiator.

Bedroom Three: A well-proportioned bedroom featuring a double-glazed window to the side and a radiator.

Family Bathroom: Comprising a panel-enclosed bath with a shower attachment over and glass screen, tiled splashbacks, a wall-level wash hand basin, a low-level WC, a heated chrome towel rail, Karndean flooring, and a double-glazed window to the front.

Exterior & Parking
Frontage: Attractive landscaped front gardens mainly laid to lawn with mature hedgerow borders and a pathway leading to the front entrance.
Driveway & Garage: A driveway to the side of the property provides off-road parking and leads to the garage. The garage features an up-and-over garage door and power and lighting connected.

Rear Garden: Mainly laid to lawn with a paved patio seating area ideal for entertaining. Enclosed entirely by timber panel fencing for privacy and security.



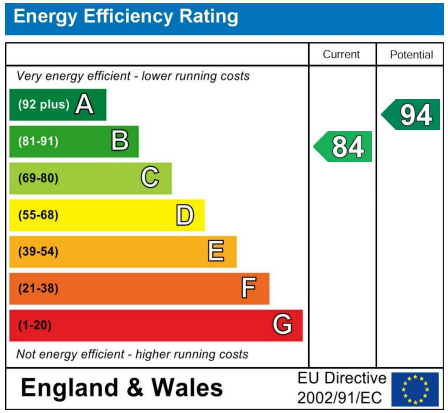












Guide Price £395,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk



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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