



Chalkstone Way, Haverhill, CB9 0LB

**CHEFFINS**



## Chalkstone Way

Haverhill,  
CB9 0LB

An extremely well presented two bedroom semi detached bungalow occupying a generous plot and benefiting from many fine features including a re-fitted kitchen/diner, sitting room, conservatory and garage en-bloc. (EPC Rating E)

### 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, 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.

2 1 1

Guide Price £295,000





Entrance Hall - Radiator, built-in cupboard, door to:

Kitchen/Breakfast Room - 4.14m x 3.51m (13'7" x 11'6") - Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for range with extractor hood over, dual aspect windows.

Sitting Room - 3.68m x 4.27m (12'1" x 14'0") - Open fireplace, radiator, double door to:

Conservatory - 2.22m x 3.80m (7'3" x 12'6") - Radiator, tiled flooring, patio door to rear garden.

Inner Hall - Built-in cupboard, access to bedrooms and shower room.

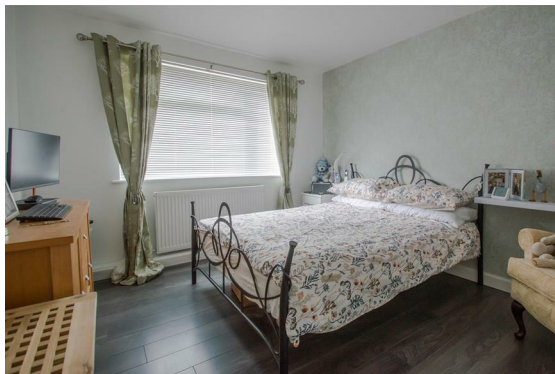
Bedroom 1 - 3.35m x 3.15m (11'0" x 10'4") - Window to front, radiator, door to Storage cupboard, door to:

Walk-In Wardrobe/Dressing Room - 4.51m x 1.54m (14'9" x 5'0") - Wooden flooring, inset lighting.

Shower Room - Fitted with a three piece suite comprising a tiled shower enclosure with electric shower over, vanity wash hand basin with mixer tap, low-level WC and heated towel rail, shaver point, window to side.

Bedroom 2 - 2.34m x 2.66m (7'8" x 8'9") - Window to front, radiator.

Outside - The property enjoys a generous plot, featuring a spacious front and back garden. To the front of the property is an expansive lawn and a pathway leading to the entrance



door. A side access gate provides access to the rear garden. The back garden offers a generous paved patio adjacent to the bungalow, perfect for entertaining, a pathway leading to a personal door to the garage. A picket fence with a gate leads to a generous allotment-style garden. The garden is enclosed by timber fencing and there is also an outside tap for convenience.

Garage En Bloc - A single garage is located to the rear of the property which is currently used as a studio by the present owner. The garage has been insulated and lined with plaster board. The garage door is still in situ behind insulation and plaster board. Power and light is connected.

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

We have been made aware by the current vendor that the property did have spray foam insulation which has now been removed.

Viewings - By appointment through the selling 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.



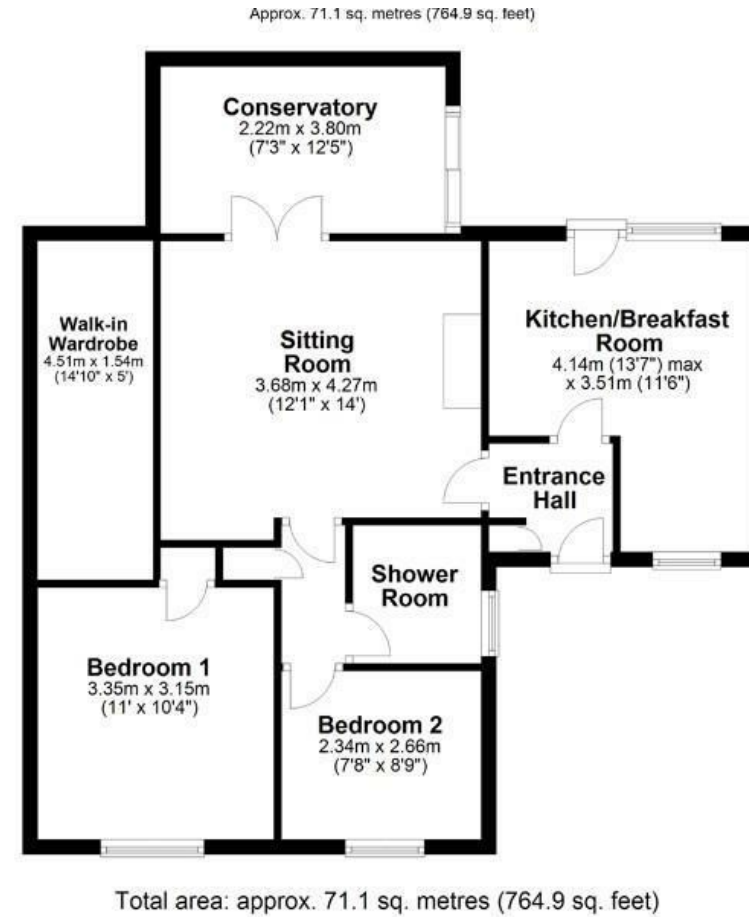
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>44</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £295,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



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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.