



Wratting Road, Haverhill, CB9 0DE

**CHEFFINS**

# Wrattling Road

Haverhill,  
CB9 0DE

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Guide Price £650,000

- Substantial Detached Residence
- Five Double Bedrooms
- Wonderful Open Plan Kitchen / Family Room
- Three Reception Rooms
- Generous Patio & Rear Garden
- Bloc Paved Driveway For Several Vehicles
- No Onward Chain

**\*\* NO ONWARD CHAIN \*\*** An immaculately presented detached property situated within a prime residential location within close proximity to local amenities. The property enjoys a wonderful open plan kitchen / family room, five double bedrooms, substantial patio and rear garden and is offered for sale with no onward chain. (EPC Rating C)





## 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.

## GROUND FLOOR

### ENTRANCE HALL

Under stairs cupboard, radiator, stairs to first floor, door to:

### KITCHEN/FAMILY ROOM

A stunning open plan area with under floor heating, wood burner, bi-folding doors to the rear garden. Steps leading down to the Hobby Room.

The kitchen area is fitted with a range of base and eye level units, granite worktops, 1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher, induction hob and electric oven. Open plan to:

### STUDY/DINING ROOM

Feature fireplace, window to front, picture rail, radiator.

### LOUNGE AREA

Window to front, radiator, feature fireplace, door to hall.

### WC

Fitted with a three piece suite comprising of low level wash hand basin and WC, storage cupboard.

**HOBBY ROOM** Currently used as a gym with window to front

### UTILITY ROOM

Plumbing for washing machine, stainless steel sink with mixer tap, radiator, space for tumble dryer, fridge/freezer, door to side. This is a covered area used for storage with access to garden and front of the property.

## FIRST FLOOR

### LANDING

Window, radiator, picture rail, loft access with ladder.

### BEDROOM ONE

Window, radiator, fitted wardrobes, door to:

### ENSUITE

Fitted with a three piece suite comprising of shower enclosure, low level WC, wash hand basin, obscure window, heated towel rail.

### BEDROOM TWO

Window to front, radiator, picture rail.

### BEDROOM THREE

Window to front, radiator, built in wardrobes.

### SHOWER ROOM

Fitted with a three piece suite comprising of electric shower, low level WC, wash hand basin, heated towel rail.

### BEDROOM FOUR

Window to front, radiator, with additional raised area used as study.

### BEDROOM FIVE

Window to rear, radiator.

### BATHROOM

Four piece suite comprising of panelled bath, shower enclosure, low-level WC, wash hand basin, heated towel rail.

### DRESSING ROOM

Currently used as a dressing room with fitted wardrobes, window, radiator.

## OUTSIDE

On leaving the property there is a generous paved patio area providing excellent space for seating and entertaining. Steps lead up to the remainder of the garden which is predominantly laid to lawn with an array of mature shrubs and trees located throughout. The garden is enclosed by timber fencing .

## DRIVEWAY

The property has a substantial bloc paved driveway providing off road parking for several vehicles.

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

**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.





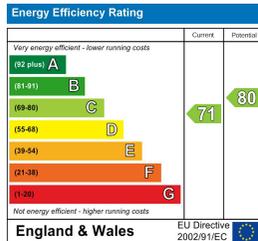
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approximate Gross Internal Area 2707 sq ft - 251 sq m**

Ground Floor Area 1456 sq ft – 135 sq m

First Floor Area 1251 sq ft – 116 sq m



Guide Price £650,000

Tenure – Freehold

Council Tax Band – F

Local Authority – West Suffolk Council



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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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.