



Downs Crescent, Haverhill, CB9 9LJ

CHEFFINS

Downs Crescent

Haverhill,
CB9 9LJ

- 8 Years NHBC Warranty Remaining
- Ground Floor Underfloor Heating
- Three Allocated Parking Spaces
- Three Double Bedrooms
- Modern Kitchen/Diner
- Ensuite and Dressing Area In Master Bedroom
- Low Maintenance Rear Garden
- Freehold
- EPC Rating B

An immaculately presented and recently constructed three bedroom detached property conveniently located within walking distance to the town centre and its amenities. The property has a stunning open plan Kitchen / Dining room with integrated appliances, master bedroom with en-suite facilities and parking available for three vehicles. (EPC Rating B)

3 2 1

Guide Price £367,500





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

Underfloor heating to all of the ground floor.

ENTRANCE HALL

Stairs to first floor, window to side, door to:

LIVING ROOM

Dual aspect windows, door to:

INNER HALL

Door to wc and kitchen, under stairs storage.

WC

Two piece suite comprising low wc and vanity hand wash basin, extractor fan.

KITCHEN/DINER

Fitted base and eye level units with worktop over, ceramic sink with mixer tap, integrated dishwasher, integrated washer/drier, integrated fridge/freezer, eye level oven and microwave, induction hob with extractor over, additional built in tumble drier, additional built in freezer, wine cooler, external water softener, centre island with seating, window to side with electric blind, French doors to garden and a separate single door to garden.

FIRST FLOOR

LANDING

Airing cupboard housing water cylinder, loft access which is part boarded with a ladder, shelving and power connected in loft, doors to:

BEDROOM ONE

Two windows to rear, radiator, dressing area, door to:

ENSUITE

Three piece suite comprising shower enclosure, low wc, pedestal hand wash basin, heated towel rail, extractor fan.

BEDROOM TWO

Dual aspect windows, radiator.

BEDROOM THREE

Window to front, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low wc, vanity hand wash basin, heated towel rail, extractor fan.

OUTSIDE

Low maintenance paved rear garden which wraps around the side of the property. Enclosed by timber fencing, with two access gates, one to the front of the property and one to the rear. Timber shed to the side of the garden. There is an air source heat pump and external water softener located on the side of the property.

PARKING

Three allocated parking spaces, two directly in front of the property and one further space opposite.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £367,500

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

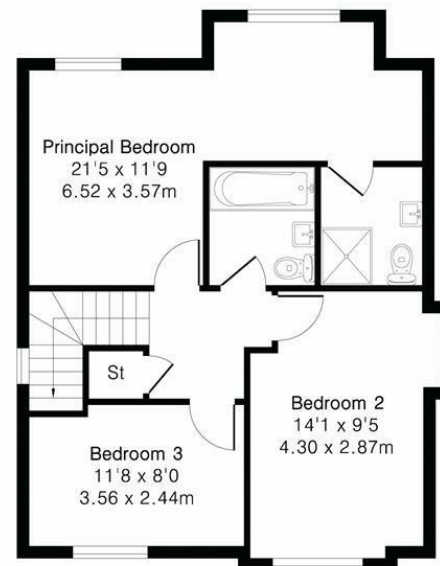
Approximate Gross Internal Area 1170 sq ft - 108 sq m

Ground Floor Area 585 sq ft - 54 sq m

First Floor Area 585 sq ft - 54 sq m



Ground Floor



First Floor



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: 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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