

Barrett Drive, Haverhill, CB9 7LZ

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Haverhill,

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A beautiful four bedroom, detached family home offering an open plan and modern kitchen/diner with integrated appliances, utility room, ensuite to master bedroom, single garage and driveway for 2 vehicles. (EPC Rating B)

4 2 1

Guide Price £435,000



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

ENTRANCE HALL
Welcoming entrance hall providing access to the living room, kitchen/dining room, and ground floor WC. Features useful under-stairs storage cupboard.

LIVING ROOM
A spacious dual-aspect reception room with double-glazed windows, creating a bright and welcoming living space.

WC
Comprising a low-level WC and wash hand basin, conveniently located off the entrance hall.

KITCHEN/DINING ROOM
An impressive open-plan kitchen/dining space overlooking the rear garden. The kitchen is fitted with a range of wall and base units and integrated appliances including an AEG electric four-ring hob, oven, fridge/freezer, and dishwasher. A stainless steel sink and extractor hood complete the space. French doors and double-glazed windows provide plenty of natural light and direct access to the rear garden. Please note, the kitchen is a brand new kitchen, fitted November 2026.

UTILITY ROOM
Practical utility room fitted with matching wall and base units, stainless steel sink, space and plumbing for a washing machine, extractor fan, and a side door providing access to the garden.

FIRST FLOOR

LANDING
Spacious landing area providing access to all first-floor accommodation, with radiator and double-glazed window.

BEDROOM ONE
A generous double bedroom positioned at the front of the property, featuring a double-glazed window and radiator. The room benefits from a contemporary en-suite shower room, fitted with a double shower enclosure, wash hand basin, WC, heated towel rail, and an obscured double-glazed window. Finished to a modern standard in keeping with the property's nearly new condition.

ENSUITE
Modern suite comprising a double shower cubicle, low-level WC, pedestal wash hand basin, heated towel rail, and obscured double-glazed window.

BEDROOM TWO
A well-proportioned double bedroom with a front-facing double-glazed window and radiator.

BEDROOM THREE
Currently arranged as a home office, this versatile double bedroom benefits from dual-aspect double-glazed windows overlooking the front of the property and a radiator.

BEDROOM FOUR
A further double bedroom enjoying views over the rear garden, with a double-glazed window and radiator.

BATHROOM
Fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. Additional features include a heated towel rail and obscured double-glazed window.

OUTSIDE
The property benefits from a rear garden accessed via French doors from the kitchen/dining room and a side door from the utility room.

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

The vendors have confirmed they pay £250 annual service charge.

VIEWINGS
By appointment through the Agents.

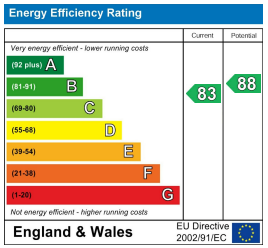
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







Guide Price £435,000

Tenure - Freehold

Council Tax Band - E

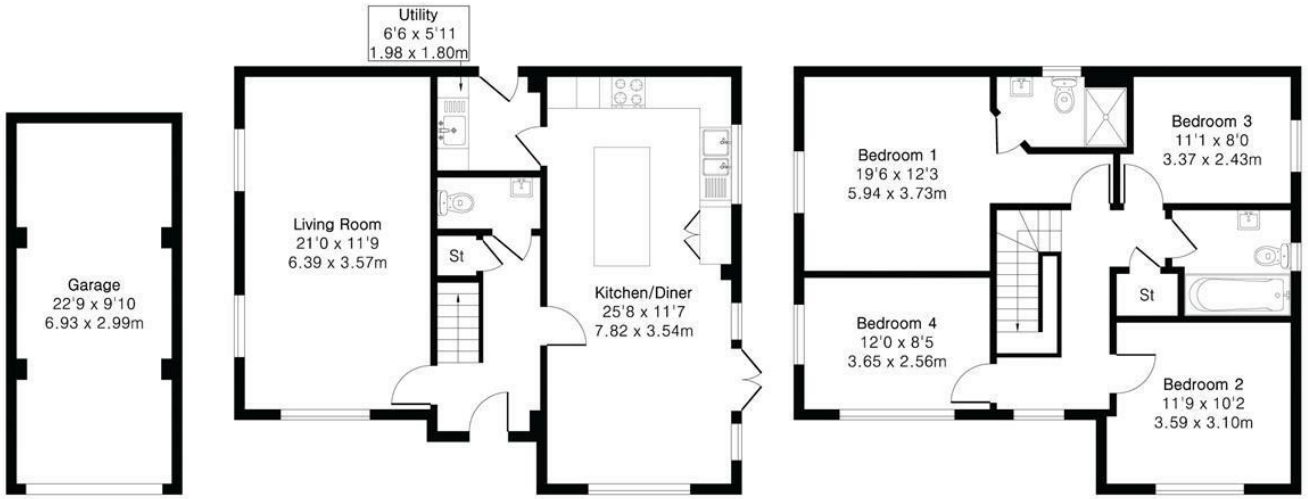
Local Authority - West Suffolk

Approximate Gross Internal Area 1405 sq ft - 131 sq m (Excluding Garage)

Ground Floor Area 707 sq ft – 66 sq m

First Floor Area 698 sq ft – 65 sq m

Garage Area 223 sq ft – 21 sq m



PINKPLAN

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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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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