



Braeburn Road, Haverhill, CB9 9RA

**CHEFFINS**

## Braeburn Road

Haverhill,  
CB9 9RA

- NO ONWARD CHAIN
- 10 year LABC Warranty
- Ensuite and Balcony to Master Bedroom
- Large Gated Carport
- Three Generous Bedrooms
- High-Specification
- Modern Kitchen/Dining Room
- Generous WC

3 2 1

**Guide Price £385,000**



A modern high specification, three bedroom family home situated on a highly desirable small development constructed in 2022. The property has three double bedrooms, the impressive master bedroom benefitting from an ensuite and balcony overlooking the rear gardens. A large gated carport provides security for two vehicles. 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**

Door to side, wood flooring, stairs to landing.

**DOWNSTAIRS WC**

White suite with low level WC, pedestal wash hand basin, wood flooring, tiled splashbacks, large understairs storage cupboard, radiator.

**KITCHEN/DINING ROOM**

Light modern grey kitchen with range of matching wall and base units with worksurfaces over, fitted appliances, dishwasher, electric oven with gas hob and extractor hood over, (fridge / freezer and washing machine are negotiable) stainless steel sink with mixer taps, wall mounted gas boiler, window to rear, French doors opening onto gardens, inset spotlights, radiator.

**LIVING ROOM**

Window to front, front door, radiator.

**FIRST FLOOR****LANDING**

Large landing with walk in airing cupboard housing hot water system, window to side, loft access, radiator, galleried style landing.

**MASTER BEDROOM**

Built in storage cupboard, door opening onto balcony overlooking rear gardens, radiator.

**ENSUITE**

Suite comprising low level WC, pedestal wash hand basin, shower with glass screen and tiled splashbacks, radiator, inset spotlights.

**BEDROOM TWO**

Two windows to rear, radiator.

**BEDROOM THREE**

Window to front, radiator.

**FAMILY BATHROOM**

Matching white three piece suite comprising side panelled bath with chrome fittings, pedestal wash hand basin, low level WC, window to front, radiator.

**OUTSIDE**

Front: Attractive laid to lawn gardens leading to Gated generous sized carport.

Rear: Enclosed by timber fencing and walled gardens with gated access, mainly laid to lawn with patio area and timber built shed.

**AGENTS NOTE**

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

Property has a 10 year LABC warranty from date of construction 2022.

Service charge of approximately £385

p.a

**VIEWINGS** By appointment through the Agents.

**SPECIAL NOTES**

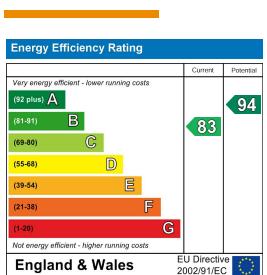
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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 £385,000

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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