

Falklands Road, Haverhill, CB9 0EA

CHEFFINS

CHEFFINS

Falklands Road

Haverhill,
CB9 0EA

4 2 2

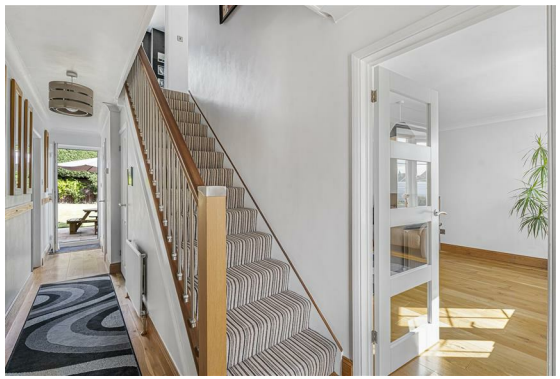
Guide Price £475,000

- Re-Fitted Modern Kitchen
- Ensuite to Master Bedroom
- Four Double Bedrooms
- Double Length Garage
- Large Driveway for Several Vehicles
- Generous Rear Garden
- Freehold
- EPC Rating C



A well-presented four double bedroom, detached family home located on the Boyton Hall Estate. This property offers generous living accommodation, a re-fitted modern kitchen, double length garage and large driveway for several vehicles. (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 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
Radiator, under stairs storage.

LIVING ROOM
Bay window to front, two radiators, gas fireplace, French doors to garden.

DINING ROOM
Bay window, radiator, open plan to:

KITCHEN
Matching range of refitted base and eye level units with worktop over, integrated dishwasher, integrated washing machine, water softener, one and half bowl stainless steel sink, fridge/freezer (negotiable), four ring gas hob with extractor over, eye level cooker, radiator, window.

WC
Two piece suite comprising low level wc, vanity hand wash basin, radiator, obscure window.

FIRST FLOOR

LANDING
Storage cupboard, loft access, doors to:

BEDROOM ONE
Fitted wardrobes, window, radiator, door to:

ENSUITE
Three piece suite comprising low level wc, vanity wash hand basin, double walk in shower enclosure, heated towel rail, obscure window, extractor fan.

BEDROOM TWO
Fitted wardrobe, window, radiator.

BEDROOM THREE
Window, radiator.

BEDROOM FOUR
Window, radiator.

BATHROOM
Three piece suite comprising low level wc, vanity wash hand basin, panelled bath, heated towel rail, obscure window, extractor fan.

OUTSIDE
A private rear garden with a generous paved patio area for seating. The remainder of the garden is predominantly laid to lawn, with a smaller patio area to the rear, an array of shrubs and plants throughout. There is a side access gate and personal door through to the garage.

GARAGE AND DRIVE
Double length garage, up and over door with power and light connected. A personal access door to the rear garden and window. Large in and out driveway to the front of the property for multiple vehicles, which leads down to the garage.

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 Strictly 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.











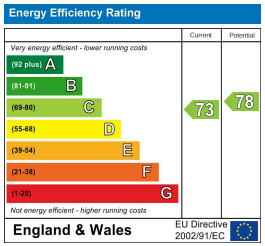




Approximate Gross Internal Area 1445 sq ft - 135 sq m
(Excluding Garage)

Ground Floor Area 729 sq ft – 68 sq m
First Floor Area 716 sq ft – 67 sq m
Garage Area 258 sq ft – 24 sq m





Guide Price £475,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

PINK PLAN

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.

CHEFFINS

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.

27A High Street, Haverhill, CB9 8AD I 01440 707076 I cheffins.co.uk

CHEFFINS

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.