



Cleves Road, Haverhill, CB9 9QN

CHEFFINS

Cleves Road

Haverhill,
CB9 9QN

- Four Bedrooms
- Immaculately Presented Throughout
- WC
- Utility Room
- Master Bedroom With En Suite Facilities
- Single Garage With Double Driveway
- Freehold
- Council Tax Band D

An immaculate and beautifully presented four bedroom detached property set on the edge of this popular development and in brief benefiting from a wonderful kitchen/breakfast room, utility room, master bedroom with en-suite, single garage and double driveway (EPC Rating TBC)

4 2 1

Guide Price £380,000





LOCATION

Haverhill is a thriving and popular market town which lies approximately 17 miles south east of Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. Commuter links are via the M11/A11 which is approximately 10 miles distant with Audley End train station to Liverpool Street. London Stansted Airport is around 30 miles away. There is a fine range of local facilities including a leisure centre, golf course, restaurants, public houses and schools.

ENTRANCE HALL Stairs leading to the first floor, under stairs storage cupboard, door to ;

WC Window to front, fitted with two piece suite comprising wash hand basin and low-level W.C., radiator.

SITTING ROOM ROOM 4.62M(15'2") X 3.40M(11'2") Sliding patio doors to the rear, radiator.

DINING ROOM 3.41m (11'2") x 2.67m (8'9") Window to front, radiator.

KITCHEN/BREAKFAST ROOM 3.58M(11'9") X 3.53M(11'7") Window to rear, fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric oven, four ring hob with extractor hood over, radiator, door to the rear garden, door to:

UTILITY ROOM 1.98M(6'6") X 1.47M(4'10") Fitted with a range of units, sink unit with single drainer, plumbing for washing machine, extractor fan.

FIRST FLOOR

LANDING Door to airing cupboard, door to:

MASTER BEDROOM 3.05m(10'0") x 3.02m(9'11") Window to rear, built in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM Window to side, wash basin, low level W.C, shower enclosure, extractor fan, radiator.

BEDROOM 2 2.79m(9'2") x 2.74m(9'0") Window to front, built in wardrobe, radiator.

BEDROOM 3 2.96m (9'8") x 2.37m (7'9") Window to front, built in wardrobe, radiator.

BEDROOM 4 2.67m(8'9") x 2.01m(6'7")Window to rear, radiator.

FAMILY BATHROOM Re-fitted with three piece suite comprising shower enclosure, wash hand basin and low-level WC, extractor fan, window to rear, radiator.

OUTSIDE The front the garden is slate gravel with a pathway leading to the front door; parking for three vehicles and leading to the single garage. A gated side access leads to the rear garden which is enclosed by timber fencing, having a block paved patio area and decked area with the remainder to lawn.

SINGLE GARAGE With up and over door, power and light connected. There is a double driveway to the front of the property with off road parking for a further two vehicles.

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

VIEWINGS

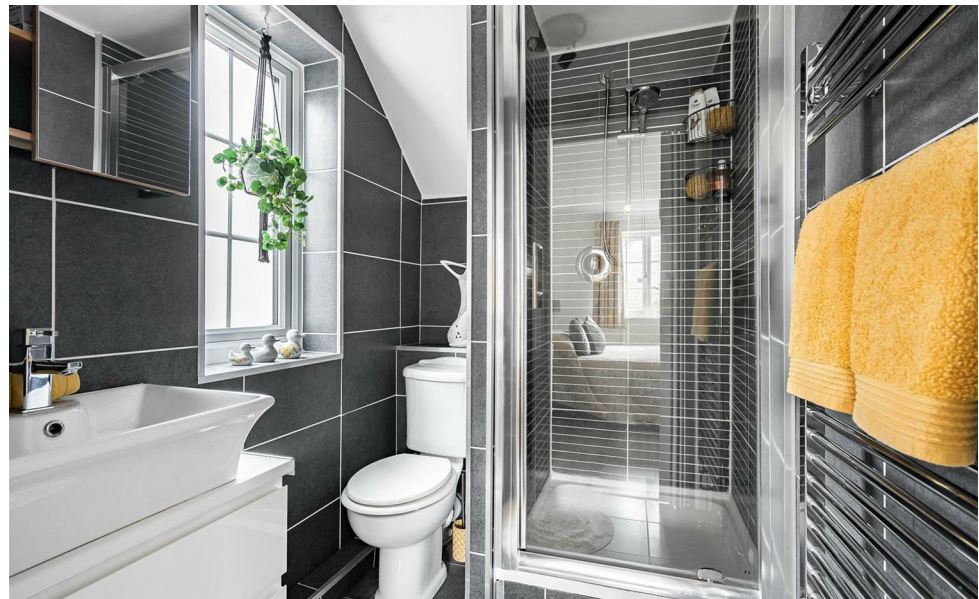
By appointment through the Agents.

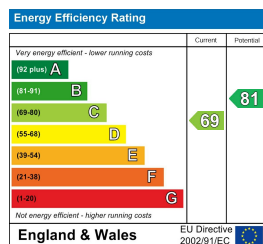
SPECIAL NOTES

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.



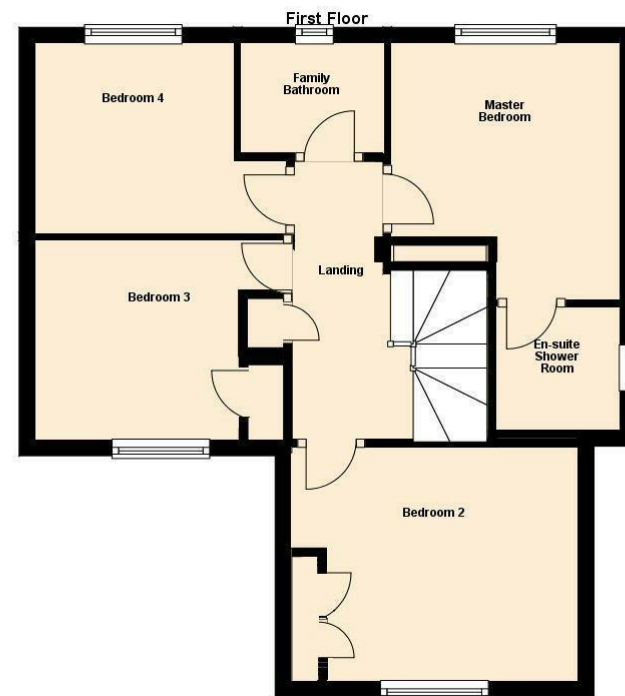
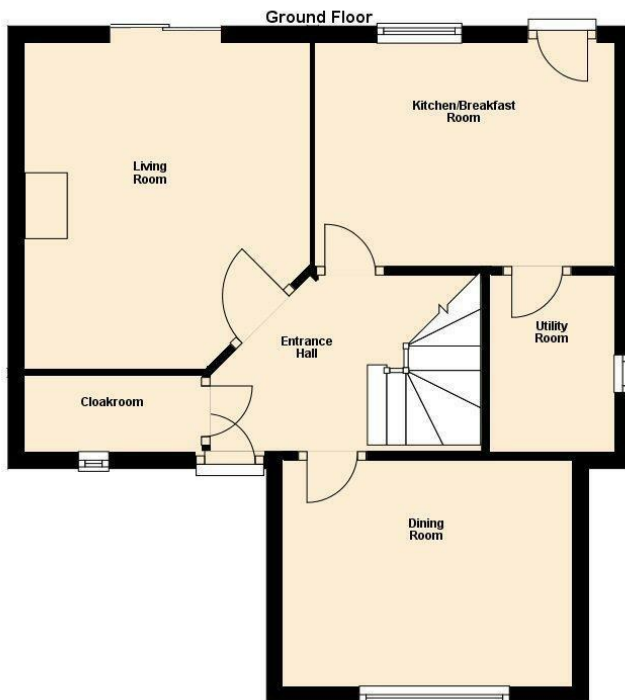


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Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk



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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.