



Deans Close, Haverhill, CB9 0DS

CHEFFINS

Deans Close

Haverhill,
CB9 0DS

A well-presented spacious four bedroom family home situated on a quiet cul de sac location close to the town within walking distance to local schools. The property has been improved by the current owner and has generous sized bedrooms. (EPC Rating D)

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, 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.

4 1 1

Guide Price £375,000





ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, radiator, front doorway, doors to:

DOWNSTAIRS WC

Suite comprising low level WC, pedestal wash hand basin with mixer taps, built in cupboard, radiator, window to side.

LOUNGE

18'6" x 11'11" (5.64m x 3.63m) Double glazed bay window to front, stone fireplace and hearth housing electric fireplace, TV point, radiator

RE-FITTED KITCHEN

18'6" x 11'5" (5.64m x 3.48m) Narrowing to 9'2 Double glazed window and French doors to rear, part tiled walls complimenting a range of units comprising single drainer stainless steel sink unit with mixer tap and water siphon over and cupboard below housing water softener, plumbing for appliance, fine range of wall and base level units with worktops over, built in double oven, four ring induction hob with extractor canopy above, concealed lighting to wall mounted units, TV point to dining area, built in unit housing gas fired boiler serving domestic hot water and central heating system, shelving beneath with further cupboard.

FIRST FLOOR

LANDING:

Access to loft, smoke alarm, double glazed window to side elevation, airing cupboard housing hot water cylinder with immersion heater

BEDROOM ONE

10'2 x 11'5 (3.10m x 3.48m) Double glazed window to rear, range of built in wardrobes with storage cupboards above, radiator.

BEDROOM TWO

10'2 x 9'8 (3.10m x 2.95m) Double glazed window to front, built in double wardrobe cupboard, radiator.

BEDROOM THREE

11'8 x 8'2 (3.56m x 2.49m) Double glazed window to rear, built in double wardrobe, radiator

BEDROOM FOUR

9'9 x 8'2 (2.97m x 2.49m) Double glazed window to front, radiator.

RE-FITTED BATHROOM

Inset spot lights, double glazed window to side, suite comprising low level WC, vanity wash hand basin with mixer tap over, further fitted drawers and matching cupboards, panelled bath with mixer tap over and fitted shower with glazed splash screen, ladder style radiator.

OUTSIDE

Landscaped front gardens with mature hedging and shrubs, laid to lawn, outside water tap, side access to rear gardens with independent driveway leading to:

Garage: up & over doors, light & power connected, plumbing for appliances, door to rear garden.

Rear gardens are private with paved patio area with steps then lead up to lawn area with flower and shrub borders, further paved patio area, exterior lighting timber built garden shed, outside water tap.

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 vendor has advised that the chimney breast has been removed, certification can be provided.

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.



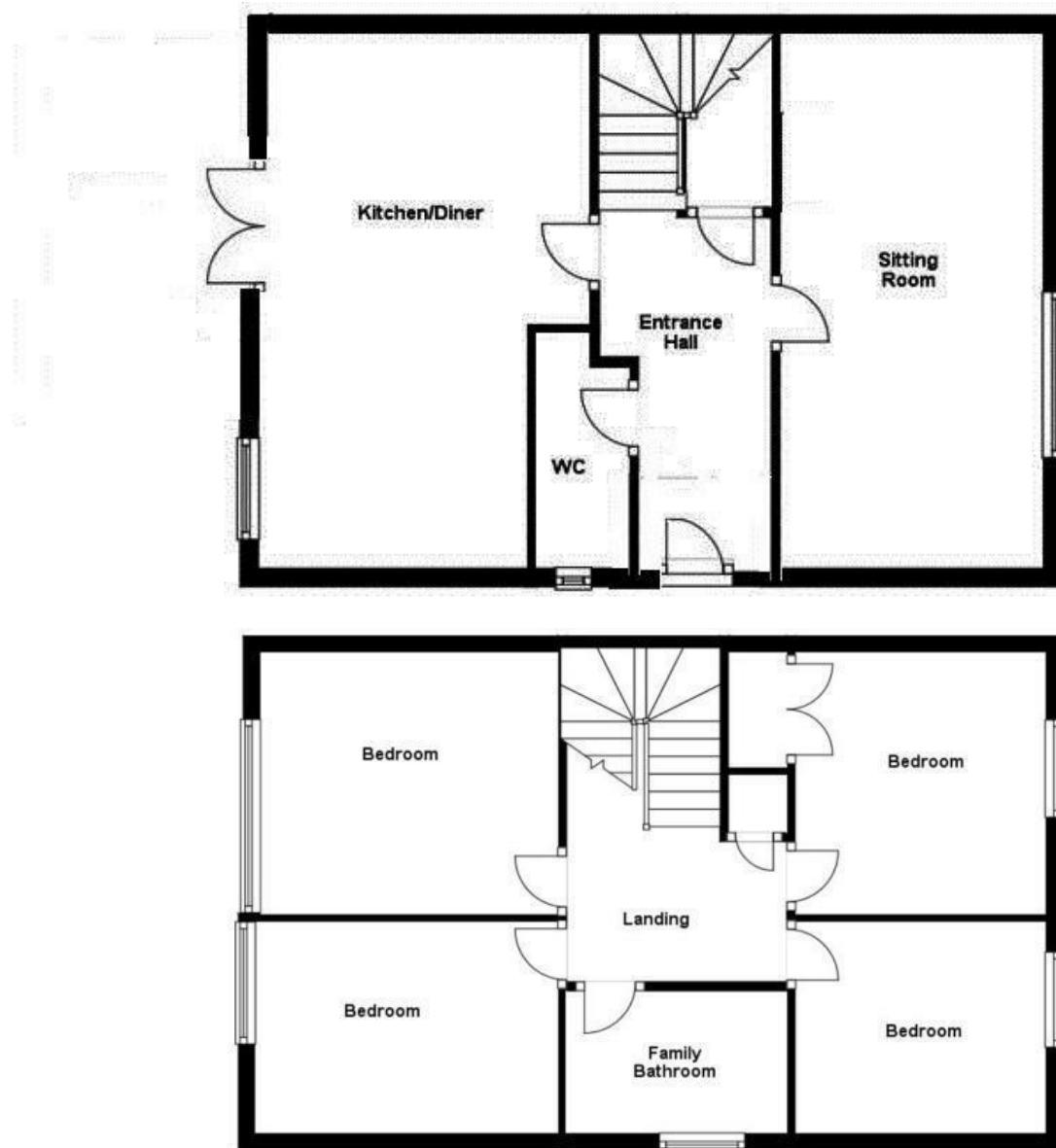
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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

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.

