Manor Farm Close, Haverhill, CB9 8QN

CHEFFINS

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Haverhill,
CB9 8QN

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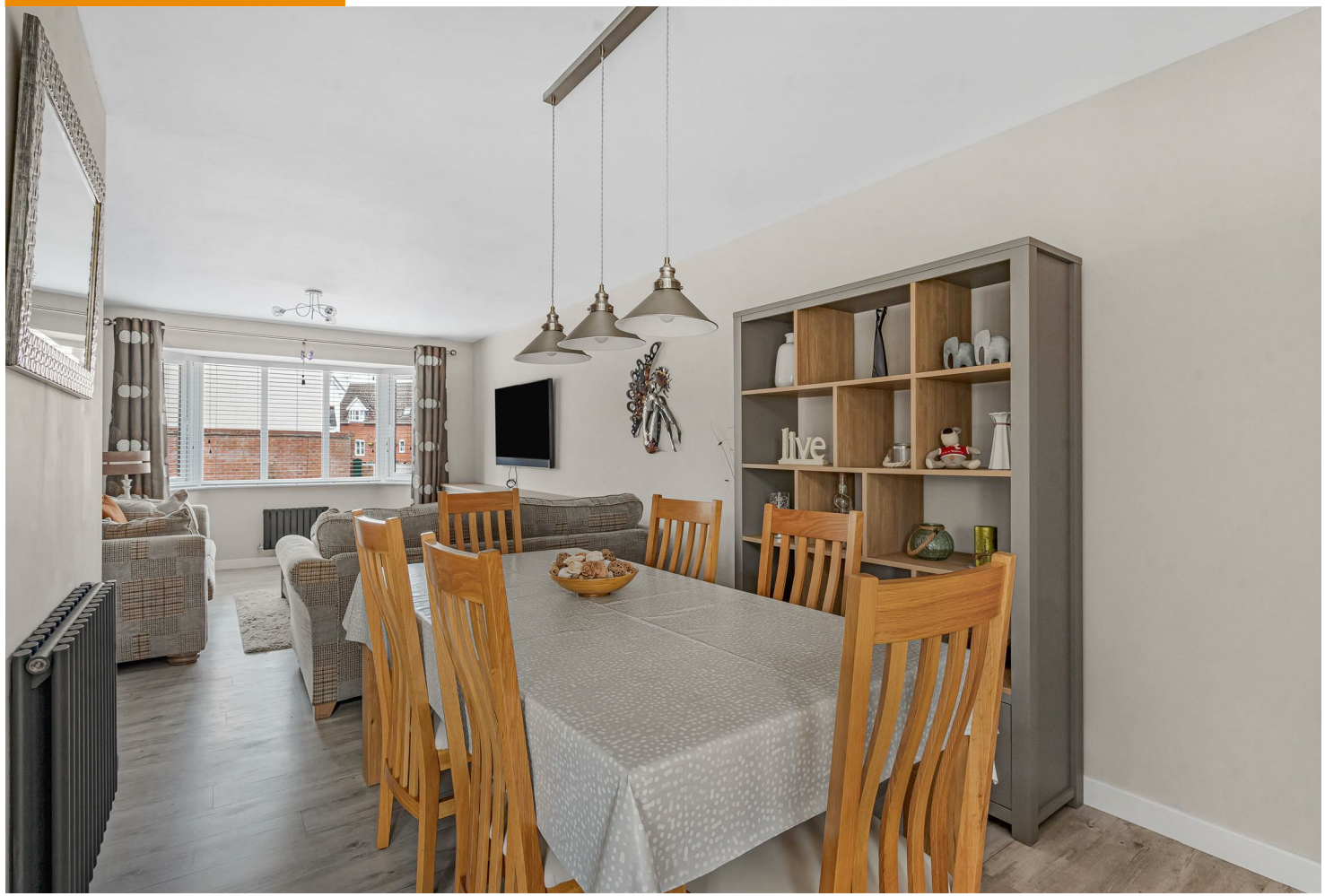
Offers In Excess Of £399,995

- Walking Distance To The Town Centre
- Four Bedrooms
- Ensuite to Master Bedroom
- Single Garage and Driveway
- Open Plan Living Accommodation
- Utility Room
- Freehold
- EPC Rating D

A beautifully extended and modern four bedroom detached family home conveniently situated close to the town centre. Offering open plan living accommodation, utility room, ensuite to master bedroom and low maintenance rear garden. Benefitting further from a single garage and driveway for two vehicles. (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 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
Stairs to first floor, open doorway to kitchen, doors to:

WC
Two piece suite comprising low level wc, pedestal hand wash basin, radiator, extractor fan.

LIVING/DINING ROOM
Bay window to front, two radiators, open plan to:

FAMILY ROOM
Beautiful vaulted ceiling, two windows to rear, three radaitors, French doors to garden, open to:

KITCHEN
Refitted modern kitchen with base and eye level units and worktop over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, bespoke pantry cupboard, electric double oven, induction hob with extractor hood over, breakfast bar for seating, window to rear, open to:

UTILITY
Base and eye level units with worktop over, stainless steel sink, plumbing and space for washing machine, space for tumble dryer, space for fridge/freezer, extractor fan.

FIRST FLOOR

LANDING
Storage cupboard, doors to:

BEDROOM ONE
Fitted wardrobes, radiator, air conditioning unit, door to:

ENSUITE
Refitted three piece suite comprising low level wc, vanity hand wash basin, shower enclosure, velux window.

BEDROOM TWO
Window to rear, radiator, fitted wardrobes.

BEDROOM THREE
Window to front, radiator.

BEDROOM FOUR
Window to rear, radiator, fitted wardrobes.

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

OUTSIDE
A lovely, private and low maintenance rear garden with a covered patio area for seating. The remainder of the garden being laid to astro with shrubs boredering. Enclosed by partial timber fencing and brick. personal access doors to:

GARAGE AND PARKING
Single garage with electric roller door, power and lighting connected. Driveway providing off road parking for two vehicles.

AGENTS NOTE

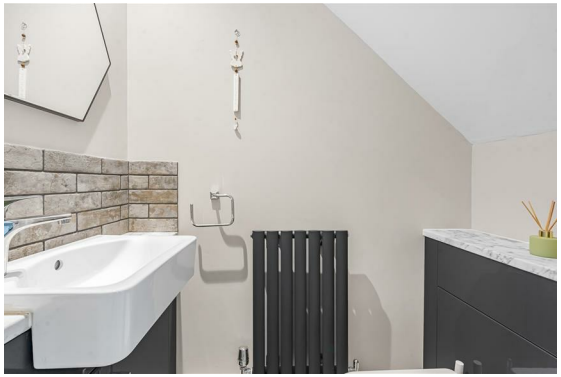
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

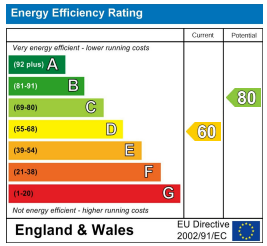
VIEWINGS
By appointment through the Agents.

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

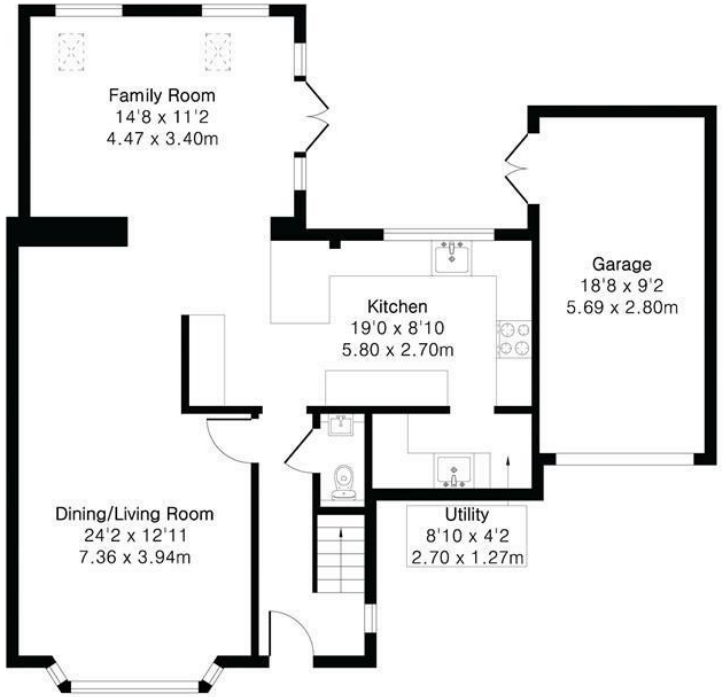
Local Authority - West Suffolk

Approximate Gross Internal Area 1365 sq ft - 127 sq m (Excluding Garage)

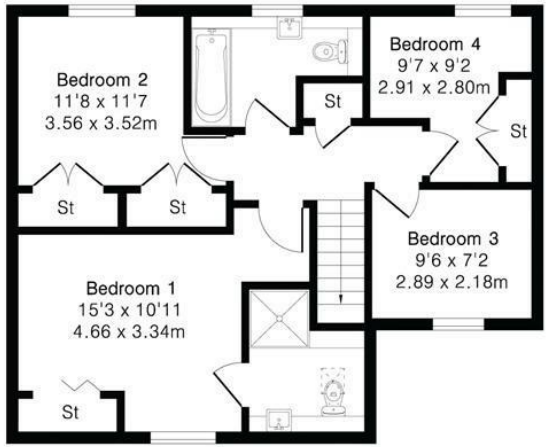
Ground Floor Area 766 sq ft – 71 sq m

First Floor Area 599 sq ft – 56 sq m

Garage Area 171 sq ft – 16 sq m



Ground Floor



First Floor

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.