



Deans Close, Haverhill, CB9 0DS

CHEFFINS

Deans Close

Haverhill,
CB9 0DS

- Four Generous Bedrooms
- Beautiful Open Plan Kitchen/Dining Area
- WC
- Four Piece Bathroom Suite
- Off Road Parking For Several Vehicles
- Quiet Cul De Sac Location
- Close Proximity To Schools & Amenities
- Freehold

A significantly and much improved four bedroom detached property situated in a popular residential cul de sac, close to schools and local amenities. The property enjoys a beautiful open plan Kitchen / Dining Area, landscaped rear garden and off road parking for multiple vehicles. (EPC Rating TBC)

4 1 1



Guide Price £399,950



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.

GROUND FLOOR

ENTRANCE HALL Radiator, stairs to first floor landing, door to built-in under-stairs storage cupboard, door to:

WC Obscure window to front, comprising low-level WC, wash hand basin.

KITCHEN/DINER 5.62m (18'5") x 3.48m (11'5") max. A beautiful open plan area with generous seating area ideal for entertaining. The Kitchen is fitted with a matching range of base and eye level units, ceramic sink unit with single drainer and mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated fridge, freezer. Double eye level oven, five ring gas hob with extractor over. Window to rear.

CONSERVATORY 3.54m (11'7") x 2.18m (7'2") Currently used as a Dining Area and is of PVCu construction with polycarbonate roof and power and lights connected, French doors to garden.

SITTING ROOM 5.62m (18'5") x 2.76m (9'1") Window to front, fireplace with wood burning stove.

FIRST FLOOR

LANDING Door to airing cupboard housing hot water cylinder.

BEDROOM 3.06m (10') x 2.92m (9'7") Window, radiator, double door to built-in wardrobes which also houses the boiler.

BEDROOM 2.92m (9'7") x 2.48m (8'2") Window, radiator.

FAMILY BATHROOM Fitted with a four piece suite comprising panelled bath with independent shower over, pedestal wash hand basin and low-level WC, double shower enclosure. Obscure window.

BEDROOM 3.48m (11'5") x 3.06m (10') Window, radiator.

BEDROOM 2.66m (8'9") x 2.48m (8'2") Window, radiator.

OUTSIDE The rear garden has an immediate paved area providing an area for seating an entertaining. Steps lead up to a lawn area which has an additional raised decked area providing a further area for seating. There is rear access to the garage.

SINGLE GARAGE & DRIVE A single garage lies to the side of the property with an up and over door, this is currently used as an entertainment / bar area. Up and over door with power and light is connected.

The property has a large driveway which is bloc paved and offers off road parking

for multiple 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

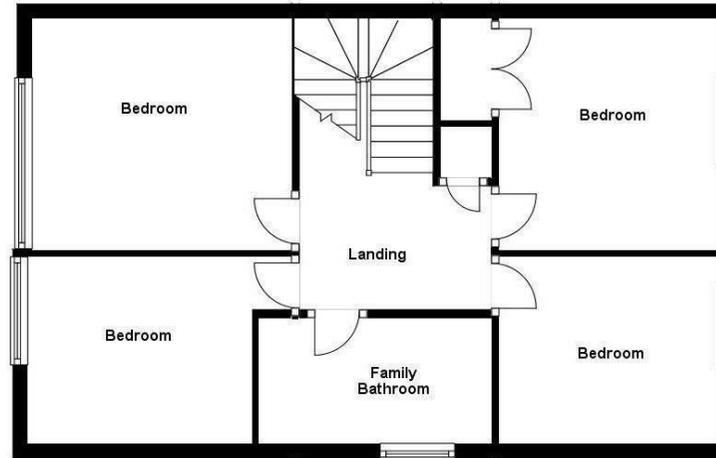
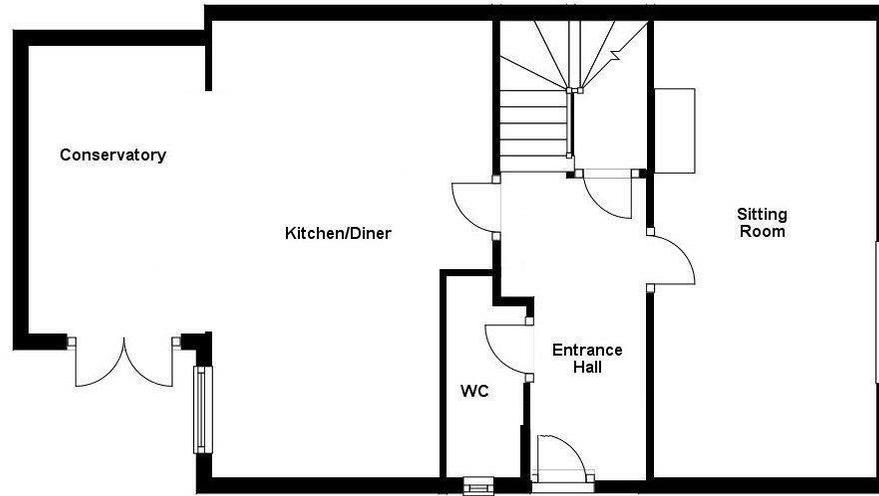
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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

Guide Price £399,950

Tenure - Freehold

Council Tax Band - D

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>.

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.