



Gurteen Avenue, Haverhill, CB9 7YZ

CHEFFINS

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Little Wratting, Haverhill,
CB9 7YZ

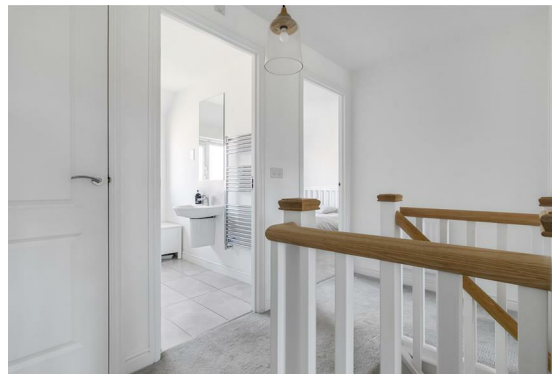
- Four Bedroom Detached
- Ensuite to Master Bedroom
- Single Garage And Two Allocated Parking Spaces
- Modern Family Bathroom
- Integrated Modern Kitchen Appliances
- Utility Room
- Freehold
- EPC Rating B

An immaculate four bedroom, detached family home benefitting from many fine features including an open plan modern kitchen/diner, utility room, ensuite to master bedroom, single garage and driveway for 2 vehicles. (EPC Rating B)

4 2 2

Guide Price £450,000





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, gymnasias, 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

Door to storage cupboard, stairs to first floor, doors to:

WC

Fitted two piece suite comprising low level wc, hand wash basin, feature obscure window, extractor fan, radiator.

LIVING ROOM

Window to front, radiator.

KITCHEN/DINING ROOM

A beautiful open plan kitchen/diner with a range of base and eye level units with worktop over, integrated dishwasher, integrated fridge/freezer, eye level oven, four ring gas hob with extractor over, stainless steel sink, understairs storage cupboard, window to rear, radiator, French doors to rear garden, door to:

UTILITY

Base and eye level units, plumbing for washing machine, space for tumble dryer, stainless steel sink, extractor fan, radiator, door to side.

FIRST FLOOR

LANDING

Airing cupboard, doors to:

BEDROOM ONE

Window to front, radiator, fitted wardrobes, door to:

ENSUITE

Fitted three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, radiator, extractor fan.

BEDROOM TWO

Window to front, radiator, fitted wardrobes,

BEDROOM THREE

Window to rear, radiator, fitted wardrobes,

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Fitted three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, heated towel rail, extractor fan.

OUTSIDE

Immediate patio area for seating with the remainder of the garden being laid to lawn. Side access gate to the garden and driveway.

GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected. Driveway 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.

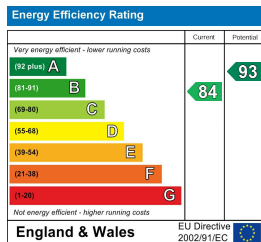
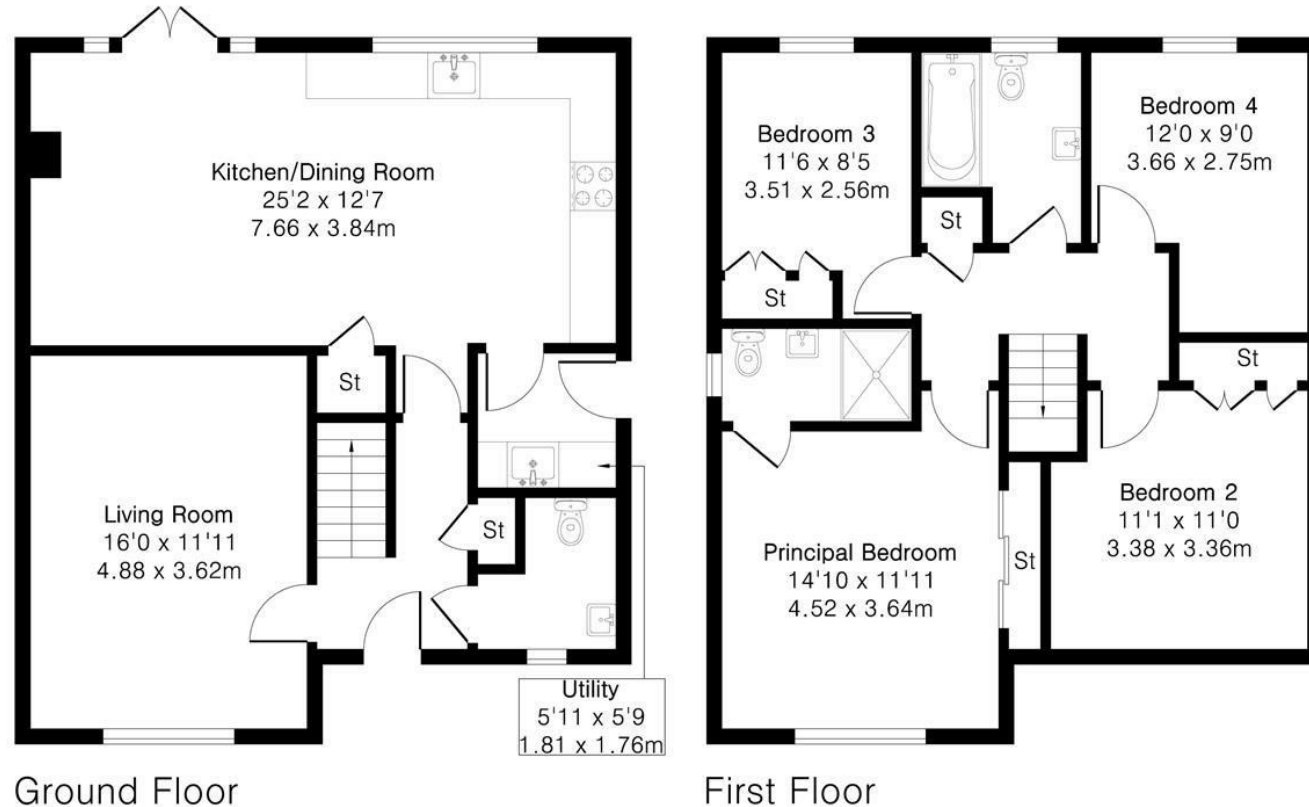




Approximate Gross Internal Area 1368 sq ft - 128 sq m

Ground Floor Area 684 sq ft – 64 sq m

First Floor Area 684 sq ft – 64 sq m



Guide Price £450,000

Tenure – Freehold

Council Tax Band – E

Local Authority – West Suffolk



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: 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.



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