



Sperling Drive, Haverhill, CB9 9SH

CHEFFINS

Sperling Drive

Haverhill,
CB9 9SH

- NO ONWARD CHAIN
- Outdoor Log Cabin with Hot Tub and Sauna
- Five Bedrooms
- Two Ensuites
- Single Garage and Driveway
- Generous Kitchen/Dining Room
- Conservatory
- Freehold
- EPC Rating C

Offered for sale with no onward chain, is a beautifully presented five bedroom family home. Benefitting from many fine features including ensuite to two bedrooms, open plan kitchen/diner and an impressive outdoor log cabin with in-set hot tub and infra red sauna. (EPC Rating C)

5 3 3

Guide Price £450,000





LOCATION

Haverhill is a thriving and popular market town 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.

GROUND FLOOR

ENTRANCE HALL

Radiator, understairs storage, additional pull out shoe storage, doors to:

LIVING ROOM

Window to front, French doors to conservatory, gas fireplace.

CONSERVATORY

Upvc construction, underfloor heating, door to garage, door to rear garden, door to:

KITCHEN/DINING ROOM

Fitted with base and eye level units with worktop over, breakfast bar, electric range oven with six ring gas hob and extractor over, integrated dishwasher, space for fridge/freezer, granite sink with mixer tap, water softener, radiator, dual aspect windows. Cupboard housing boiler 2 year old boiler.

FIRST FLOOR

LANDING

Stairs to second floor, doors to:

BEDROOM ONE

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

ENSUITE

Three piece suite comprising double shower enclosure, pedestal hand wash basin, low level wc, radiator, extractor fan. obscure window.

BEDROOM TWO

Window to rear, radiator, fitted wardrobes, access to loft space.

ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, radiator, obscure window.

BEDROOM FIVE

Window to front, radiator, storage cupboards.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, extractor fan, obscure window.

SECOND FLOOR

LANDING

Velux window, doors to:

BEDROOM THREE

Dual aspect windows, radiator, fitted wardrobe, airing cupboard housing water tank.

BEDROOM FOUR/STUDY

Window to front, radiator, currently used as study with fitted desks and cupboards.

GARDEN

A generous rear garden with new decking and lighting inset, gated side access to the front of the property.

EXTENSION/OUTDOOR SPA

A generous log cabin housing Infrared sauna, in-set hot tub and gym area, large windows into the garden and bi-fold doors.

GARAGE AND PARKING

Single garage with electric up roller door, power and lighting connected. Plumbing for washing machine, space for tumble dryer, eaves storage.

AGENTS NOTE

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

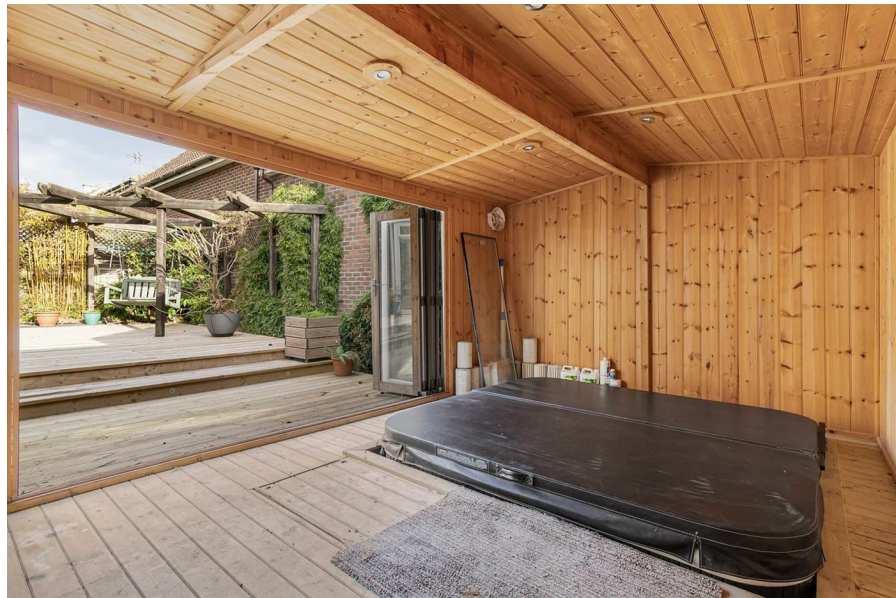
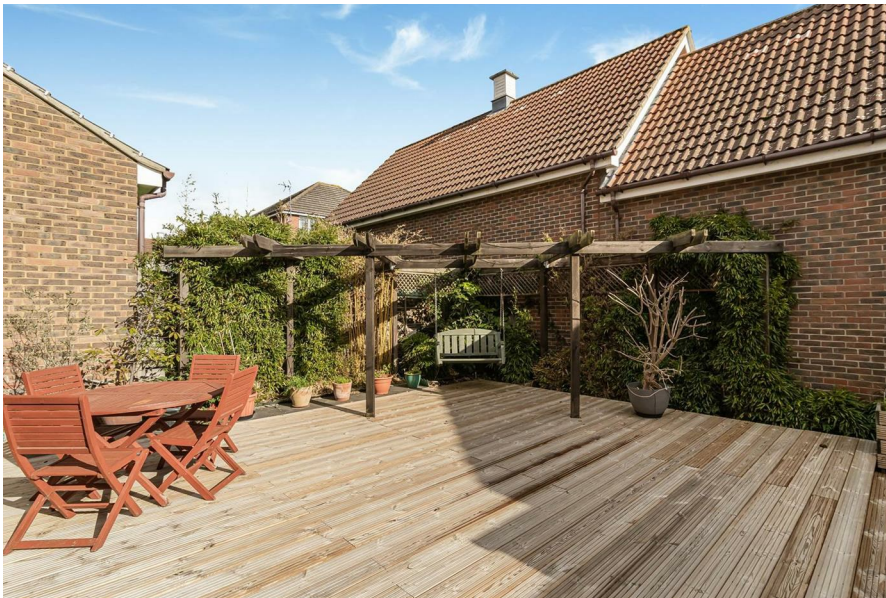
Special Notes -

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.







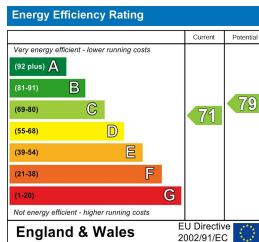
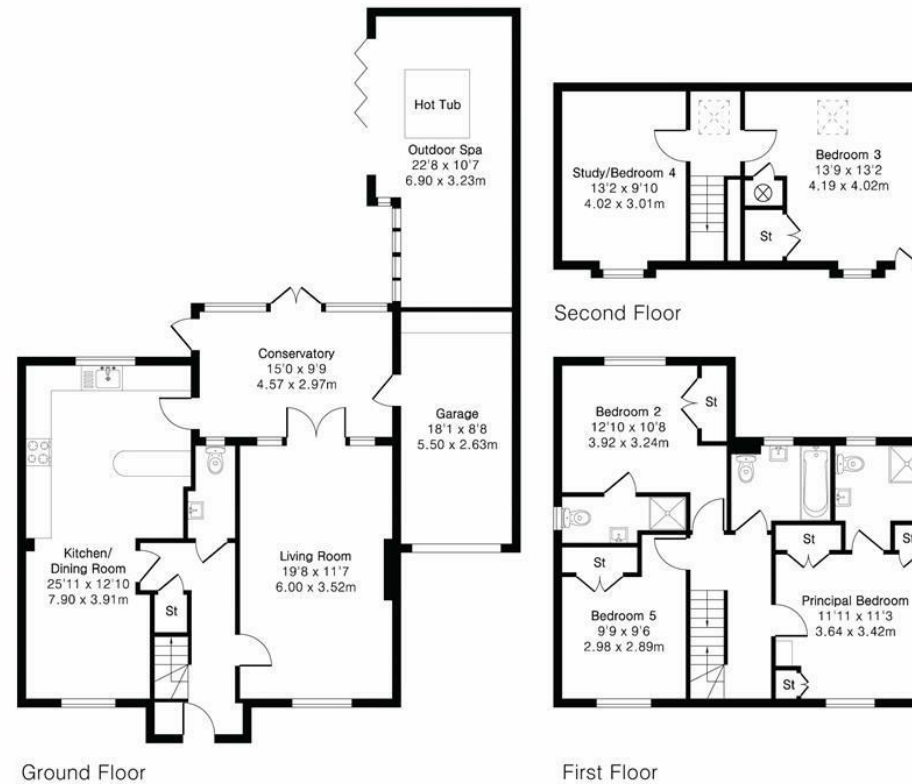
Approximate Gross Internal Area 1827 sq ft - 170 sq m (Excluding Garage)

Ground Floor Area 820 sq ft – 76 sq m

First Floor Area 634 sq ft – 59 sq m

Second Floor Area 373 sq ft – 35 sq m

Garage Area 382 sq ft – 35 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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